

Bellstone Court, Bellstone, Shrewsbury, SY1 1JB

Rents from £3,500 per annum

To Let

Subject to Contract



**Conveniently Situated Town Centre Offices
Ground Floor benefits from D1 (Medical Use)
Close to Public and On Street Car Parking**

Located within Characterful Period Building in Pleasant Courtyard Setting

Suites from 29.45 sq m (317 sq ft) to 46.14 sq m (496 sq ft)

DESCRIPTION

Bellstone Court comprises a range of ground and first floor office suites/consulting rooms, situated within a quiet courtyard in the town centre. The ground floor has previously been used as a chiropodist's practice and therefore benefits from D1 (Medical) Use, although both suites are also suitable for office use.

The self-contained offices benefit from modern lighting, carpets, electric heaters, etc. and both have separate kitchenette and toilet facilities.

SITUATION

The offices are located in a pleasant courtyard just off Bellstone, and thus are well located for all town centre amenities and public car parks. Park and Ride bus stops are also to hand.

Shrewsbury town centre with all its amenities is within walking distance, as is the Quarry Park, River Severn etc. Shrewsbury is the County Town of Shropshire with a Borough population of about 90,000 and a substantial catchment extending into Mid Wales.

LEASE

Each office suite is available on a new three year lease or multiples thereof.

ACCOMMODATION

(All measurements are in accordance with International Property Measurement Standards 3 (Offices))

Ground Floor

Communal entrance from Bellstone.

Ground Floor

Suite 1	46.14 sq m (496 sq ft)	Rent: £6,500 pa
Two rooms (one divided by partitioning)		
Separate WC, kitchen and store cupboard.		

First Floor

Suite 2	29.45 sq m (317 sq ft)	Rent: £3,500 pa
Two rooms		
Separate WC, kitchen and store cupboard.		

UNDER OFFER

COSTS

Incoming tenant to pay all reasonable legal costs in respect of the transaction including stamp duty and VAT, if applicable.

SERVICES

Mains electricity, water and drainage are installed, subject to connection charges by the utility companies.

RATING ASSESSMENT

Rateable Value:	Ground Floor Suite: £4,000	First Floor Suite: £3,500
Rates Payable (2017/18)*:	Ground Floor Suite: £1,864 pa	First Floor Suite: £1,631 pa

*The rateable occupier may qualify for up to 100% Small Business Relief, contact Cooper Green Pooks for more information. Prospective occupiers are also recommended to make their own enquiries with the Local Authority for verification.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. The Landlord has elected not to charge VAT on the rent.

FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the letting.

TOWN PLANNING/USE

The premises are understood to have an existing use as offices (Suite 2) and medical use (Suite 1) and are situated within Shrewsbury Town Centre Conservation Area. Prospective occupiers should rely on their own enquiries with the planning authority as to whether planning permission is necessary for their proposed use.

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND 0345 678 900

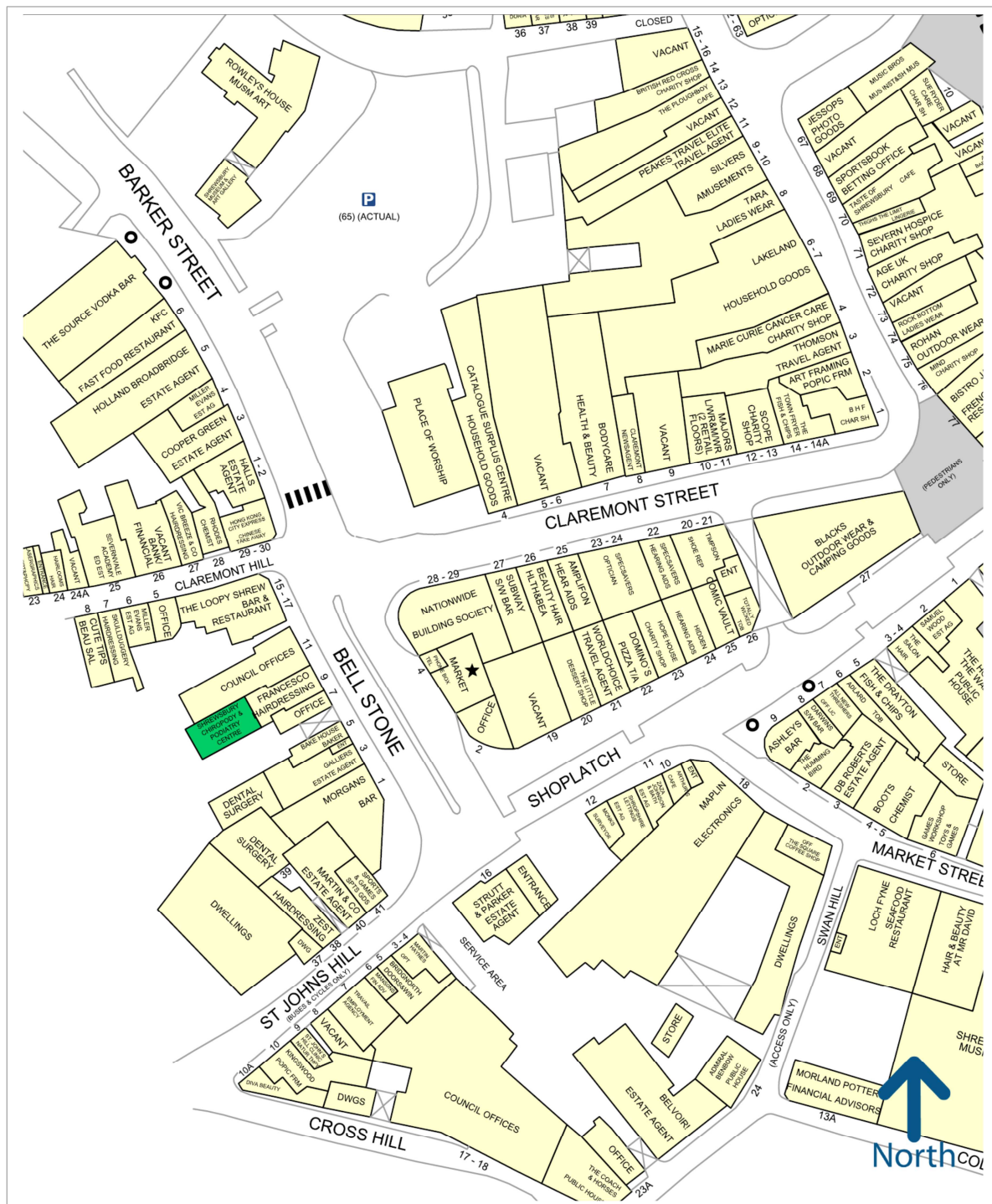
EPC

Energy Performance Certificate: Ground Floor Suite 1: E
First Floor Suite 2: G

VIEWING

By arrangement with Cooper Green Pooks 01743 276 666, ask for Alessio Dyfnallt.





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Regulated by RICS

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