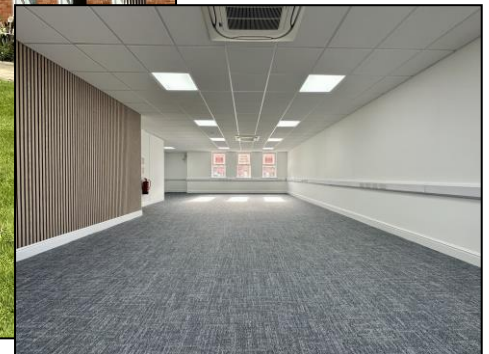


# TO LET

# TSR

TOWLER SHAW ROBERTS

## HIGH QUALITY GROUND FLOOR OFFICE SUITE WITH ON-SITE CAR PARKING



**SUITE 1, CANON COURT  
NORTH 2**

**ABBEY LAWN**

**ABBEY FOREGATE**

**SHREWSBURY**

**SHROPSHIRE**

**SY2 5DE**

- Attractive self-contained ground floor office suite approx. 850 sqft (78.96 sqm) with 4 on-site car parking spaces.
- Modern open plan accommodation with carpet tiled flooring, LED lighting, combined heating / comfort cooling, perimeter trunking and tea point.
- Sought after location within walking distance of Shrewsbury Town Centre and short distance to the A5 and M54 Motorway.
- Available To Let on a new Lease. **Rent: £11,050 per annum exclusive.**

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

Abbey Lawn is excellently located on the fringe of Shrewsbury Town Centre having the benefit of easy access from the A5, A49 and M54 whilst also being within easy walking distance of the Town Centre.

Abbey Foregate is a popular mixed commercial and residential area having a Newsagents, Public House / Restaurants and Post Office all situated in close walking distance of the Abbey Lawn development. Two supermarkets and a large open surface car park are also situated within close proximity.

## Description

The suite forms part of an established and highly sought-after development that has been sympathetically designed in a Georgian style being of two storey traditional brick construction with passenger lift access. The development is set in attractive landscaped grounds and has the benefit of on-site parking.

The offices are built to a high specification with carpeted floor finishes, suspended ceiling with LED lighting, combined heating / comfort cooling, perimeter trunking and tea point. The suite is accessed via a shared entrance foyer with male / female and disabled wc facilities and includes the benefit of 4 designated car parking spaces.

## Accommodation

|         | Sqft | Sqm   |
|---------|------|-------|
| Suite 1 | 850  | 78.96 |

## Services (Not Checked or Tested)

We are advised that mains water, electricity and drainage are connected or available. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Tenure

The premises are available To Let on a new lease for a term of 3 years or multiples thereof, subject to three yearly upward only rent reviews on a Tenant's pro-rata full repairing basis by way of a Landlord's service charge.

## Rent

£11,050 per annum exclusive, payable quarterly in advance.

## Business Rates

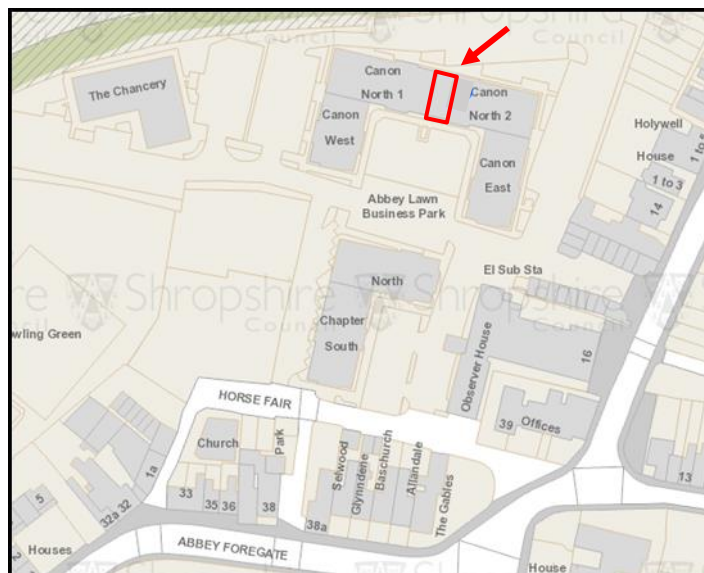
At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Offices and premises  
Rateable Value – £10,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## Service Charge

A Landlord's Service Charge will be payable in addition to cover the cost of maintaining the common parts of the building and external landscaping and maintenance. Further details are available from the Letting Agent on request.



For Reference purpose only

Scale: Not to Scale

## Energy Performance Rating

Energy Performance Asset Rating: C 70

## Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

## Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. TEL: 0345 678 9000.

## Legal Costs

Each party will be responsible for their own legal costs in respect of the transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We have been advised that the Landlord has elected to charge VAT on the rent.

## Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

## Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

September 2023

## TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216 Fax: 01902 426234

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## Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."