

Shrewsbury

135 Abbey Foregate Shropshire SY2 6AS

- **Freehold Office Investment**
- Let to The First Secretary of State on a lease expiring 2019
- Comprises 701.6 sq m (7,552 sq ft) of offices and 25 car spaces on 0.36 acres
- 2014 Rent Review Outstanding notice served at £107,000 per annum
- Current Rent Reserved
£91,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure
Freehold.

Location
The historic market town of Shrewsbury, with a population of 70,000, is located 32 miles south-west of Stoke-on-Trent, 47 miles west of Birmingham and 43 miles south of Chester. The M54 motorway (Junction 7) is located about 14 miles to the east of the property via the A5 trunk road. Rail services from Shrewsbury Mainline Station via Birmingham (New Street) to London (Euston) have a journey time of about 2 hours 43 minutes.

The property is situated on the southern side of Abbey Foregate on the corner with Mill Road, approximately 1/4 mile east of the town centre. Abbey Foregate is a busy arterial road, and the nearby uses are mixed with newly built residential along with the Old Bell Pub and the Lord Hill Hotel.

Description
The property is arranged on three floors on this gently sloping site to provide purpose built modern office accommodation for the purpose of the Probation Service. The property benefits from suspended ceilings, category two lighting, raised floors, central heating and a disabled lift to each floor. There are some 25 car spaces and the site is 0.36 acres in all.

The property provides the following accommodation and dimensions:

Ground Floor Reception & Offices	287.4 sq m	(3,094 sq ft)
Lower Ground Floor Offices	172.3 sq m	(1,855 sq ft)
First Floor	241.9 sq m	(2,603 sq ft)
Total	701.6 sq m	(7,552 sq ft)

NB. Areas provided by the Vendor, not inspected by Allsop.

Tenancy
The entire property is at present let to THE FIRST SECRETARY OF STATE for a term of 15 years from 2nd February 2004 at a current rent of £91,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The break clause in February 2014 was not enacted. The 2014 rent review is outstanding, notice has been served at £107,000 p.a.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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