# ANDREW DIXON & COMPANY

## TO LET

Chartered Surveyors & Commercial Property Consultants

### OFFICE ACCOMMODATION



## Office/Studio Premises (various sizes)

## 1 Lower Bar, Newport, Shropshire, TF10 7BE

- Refurbished office units ranging from 114 to 300 sq ft (10.59 to 27.87 sq m)
- Impressive Grade II listed, three-storey building with roadside prominence
- Communal entrance and stairwell, with shared kitchen and WC facilities
- Close to centre of the popular market town of Newport in Shropshire

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## 1 Lower Bar Newport, Shropshire

#### LOCATION

Newport is a thriving market town in North Shropshire, which lies on the Shropshire and Staffordshire border approximately 6 miles north of Telford and 12 miles west of Stafford. The town enjoys easy access to Telford via the A518 and the A41 links with junction 3 of the M54 motorway some 7 miles to the north.

Newport benefits from a long established retail core along the High Street, which connects through to Lower Bar on the northern edge of the town centre. The property itself is situated along Lower Bar, close to its junction with St Mary's Street. It adjoins Adams Grammar School and is wiithin a short walking distance of St Nicholas Church.

#### **DESCRIPTION**

1 Lower Bar is an impressive Grade II listed building arranged over three stories with attractive period features. It currently provides a number of small offices at ground, first and second floor levels, with communal kitchen and WC facilities. The offices are accessed via a passageway and communal entrance on the ground floor, which includes a pigeonhole post facility, with a stairwell leading to the upper floors.

The accommodation has been refurbished recently to offer well-presented individual offices of various sizes, with carpeted or tiled floors and LED lighting. The first and second floors historically had a residential use and some of the rooms still incorporate the original fireplaces. The building benefits from a gas central heating system throughout with wall mounted radiators. The communal kitchen is located on the first floor of the property, with WC facilities on both the ground and first floors.

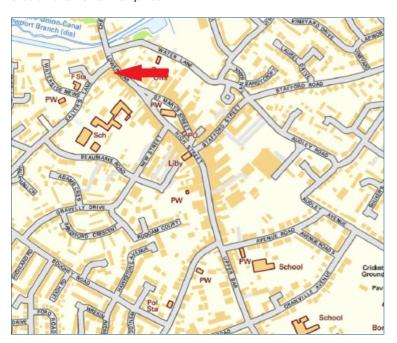
Public car parking is available throughout the town, with the nearest car parks being the Council owned car parks at Water Lane and New Street.

#### **AVAILABLE ACCOMMODATION**

Floor	Description	Size Sq Ft	Size Sq M
Second Floor	Unit 11	186	17.28
	Unit 12	114	10.59

#### **SERVICES**

We understand that all mains services are available or connected to the property. However, we have not checked or tested these services and interested parties should make their own enquiries.





#### PI ANNING

The property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

#### **TENURE**

Leasehold: The offices are available to lease either individually, or can be combined, on terms to be agreed.

#### RENT

Unit 11	£285.00 per calendar month
Unit 12	£161.00 per calendar month

#### SERVICE CHARGE

A service charge is payable to cover the landlord's costs for the cleaning of the communal areas, WC and kitchen facilities, as well as supplying the communal central heating system, lighting, water and refuse services. Further details upon request.

#### **BUSINESS RATES**

The offices may qualify for small business rates relief. However, all enquiries should be directed to the Local Rating Authority.

#### **ENERGY PERFORMANCE CERTIFICATE**

Please refer to the agent for further details.

#### **VAT**

All figures quoted are exclusive of VAT (may be payable at prevailing rate).

#### **LEGAL COSTS**

Each party to be responsible for their own legal costs.

#### **VIEWING**

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/4039



Printcode: 2024726

#### What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute, and for or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.

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