



## Office/Studio Premises (various sizes)

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

- Refurbished office units ranging from 165 sq ft to 337 sq ft (15 sq m to 31 sq m)
- Impressive Grade II listed, three-storey building overall 1,163 sq ft (108 sq m)
- Communal entrance and stairwell, with shared kitchen and WC facilities
- Close to centre of the popular market town of Newport
- **CURRENTLY NO AVAILABILITY**



# 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 within 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.

## ACCOMMODATION

Floor	Description	Size Sq Ft	Size Sq M	Status
Ground	Unit 3	199	18.50	LET
	Unit 4 & 5	337	31.29	LET
First	Unit 7	320	29.76	LET
	Unit 8	142	13.20	LET
Second	Unit 13	165	15.29	LET

## SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. Interested parties should make their own enquiries.



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## PLANNING

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 AND SERVICE CHARGE

Individual rents (per calendar month) of available units as shown in the table below. A service charge is also 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.

Unit No	Rent pcm	S/C pcm

## 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](mailto: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.

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