

TALBOT HOUSE MARKET STREET SHREWSBURY SY1 1LG

Location

Shrewsbury is a historic market town and the county town of Shropshire with a population of 71,715 persons. The town is located approximately 41 miles (66km) south of Chester, 47 miles (75km) north west of Birmingham and 15 miles (25km) west of Telford. The town benefits from excellent road communications, with the A5 ring road linking directly to the M54 and subsequently the M6 and wider national motorway network. The town is also served by the A49 (Manchester/Cardiff trunk road) and the A548 (Central Wales). Shrewsbury train station provides direct rail access to London Euston via Birmingham New Street with a fastest journey time of 2 hours and 35 minutes. Direct regular services to Manchester Piccadilly, Crewe, Cardiff and Wolverhampton are also provided.

Situation

The property is situated on the corner of Market Street with Swan Hill approximately 100 metres south-east of Pride Hill the primarily retail pitch in Shrewsbury. The property immediately adjoins SHREWSBURY MUSEUM and nearby occupiers include HOUSE OF FRASER, CARLUCCIOS, GOLDSMITH JEWELLERS, VIYELLA, JAEGER, ROYAL BANK OF SCOTLAND, HOLLAND AND BARRATT, COUNTRY CASUALS and ASK RESTAURANT.

Description

The property comprises a modern building of traditional brick construction with accommodation arranged over basement, ground and three upper floors, the ground floor was formerly a banking hall let to Lloyds TSB Bank and the three upper floors being self contained offices, accessible from Swan Hill.

Town Planning

The property lies within the Shropshire Borough Conservation Area

Planning permission was granted on the 9th November 2005 for the change of use of the ground floor to Class A3 restaurant. Planning Permission was granted on 17th January 2008 for the change of use of the ground floor into two self-contained restaurants, with a new secondary means of fire escape to the rear and a first floor plant room.

Tenure

FREEHOLD

Tenancy

Part of the ground floor is let to PREMIUM DINING RESTAURANTS AND PUBS LIMITED T/A LOCH FYNE SEAFOOD AND GRILL. The remainder of the ground floor has been let to a private individual trading as a hairdresser. The first and second floor offices, together with part of the basement storage has been let to solicitors LINDER MYERS LLP. Part of the second floor has been underlet to EUROPEAN POWDER METALLURGY ASSOCIATION. The third floor offices have been refurbished and are available to let on a new lease.

