

**COOPER
GREEN
POOKS**

TO LET

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POOKS**
01743 276666
FULLY FITTED RESTAURANT
TO LET

Unit 2, Talbot House,
11-15 Market Street, Shrewsbury, Shropshire, SY1 1LG

£25,000 per annum
(exclusive)



Summary

- Ground floor town centre retail unit to let on a new lease (terms to be agreed).
- Net internal area 3,143 sq ft (292 m²)
- Initial rent £25,000 per annum (exclusive).
- Located on Market Street, just off Shrewsbury's historic market Square.
- Nearby occupiers include Cote Brasserie, FatFace, Giggling Squid, Ask Italian, La Piazzetta, Beefy Boys, Ginger & Co, Moss Bros, Jigsaw, Starbucks Coffee, HSBC and adjacent to Shrewsbury's Museum and Art Gallery.
- Short walk to the High Street and the prominent retail area of Pride Hill as well as multiple public car parks.
- Bus stops nearby and short walk to Train station.
- Large basement area.
- Consent granted to fit extraction to rear elevation, making the unit suitable for F&B operators.



Unit 2, Talbot House, 1 1-15 Market Street, Shrewsbury, SY1 1LG

For further information, contact:
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Location:

Occupying a prominent position within Shrewsbury's historic town centre. The building is adjacent to Shrewsbury's Museum and Art Gallery and Shrewsbury's historic town square, which plays host to a range of National & independent food & beverage operators including Cote Brasserie, Gigging Squid, Ask Pizza, La Piazzetta, Ginger & Co, Daily Brews, The Cats Pyjamas and Starbucks, alongside various high quality retailers including Jigsaw, Fat Face, Barbour, Waterstones, Goldsmiths and Pockets.

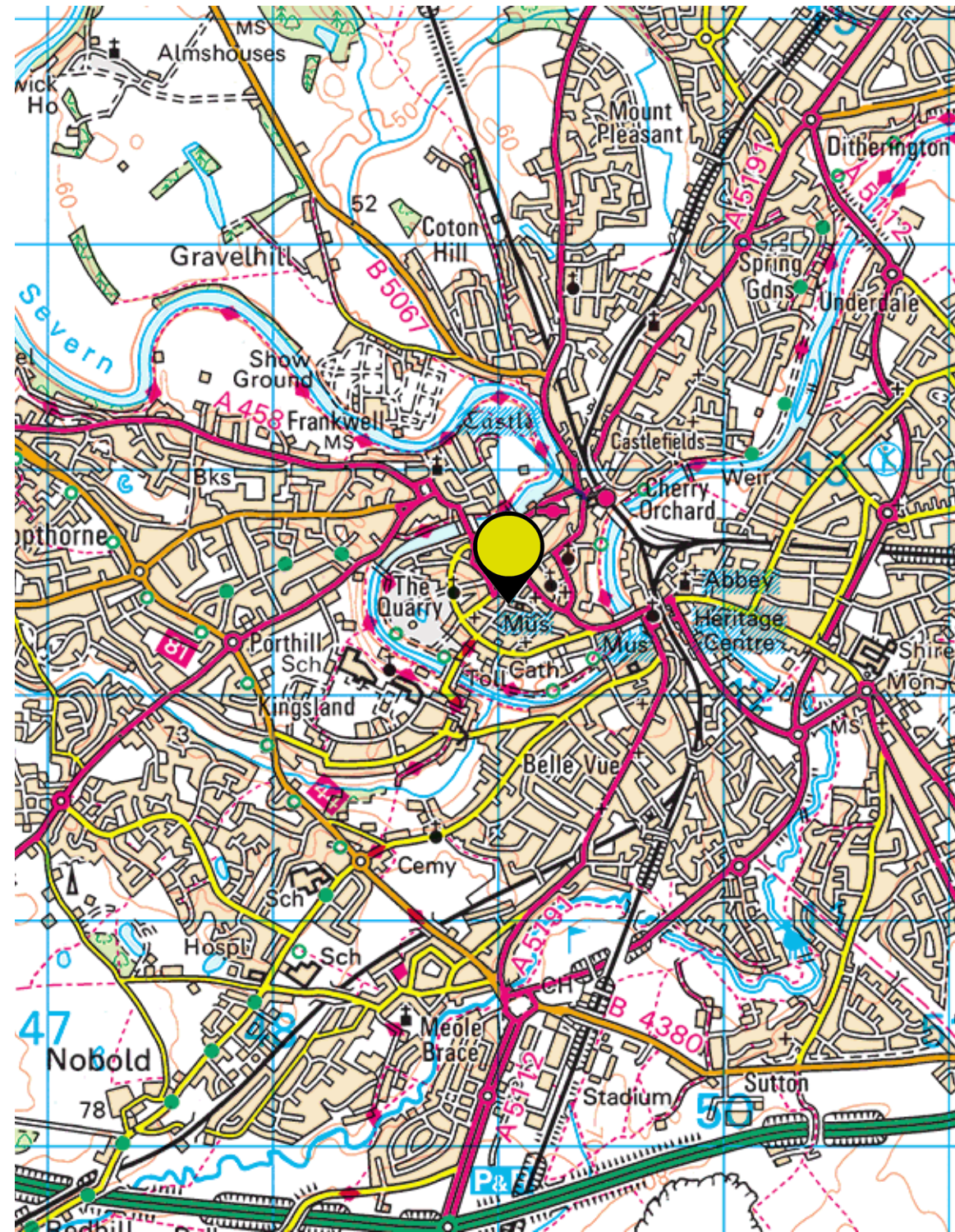
Shrewsbury is the county town and administrative centre of Shropshire, there is a borough population of 80,000 (at the 2022 census) with strong connections to England and mid-Wales. Strategically located at the intersection of the main A49 and A5 trunk road.

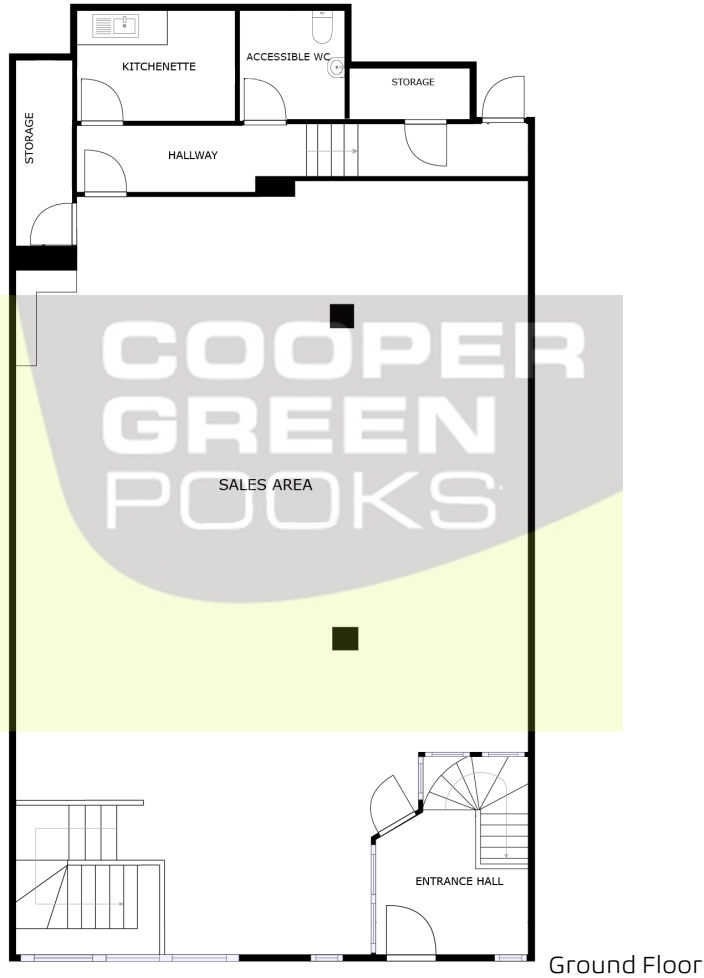
Comprising:

Unit 2 has a ground floor sales area of 1,857 sq ft (172.53 m²) with a floor to ceiling glazed frontage, there is a kitchenette, accessible WC and a 1,286 sq ft (119.47 m²) basement with two access stairs previously used as a series of treatment rooms. The unit has consent to be turned into a restaurant (if applicable). The Museum and Art Gallery to the immediate rear of the property has formally granted consent to the installation of extraction to serve the premises and be attached to the rear elevation. The unit also benefits from air conditioning.

Shrewsbury and Retail:

In 2024, Shrewsbury was named number one in the Telegraph's list of UK's best high streets. Shrewsbury Market Hall has also been voted 'Britain's Favourite Market' for an unprecedented" third year running and a record 4th time at the 2025 Great British Market awards. The town is also home to Wyle Cop which is reputedly the longest uninterrupted run of independent traders in the Country. Given such accolades, it is hardly surprising that Shrewsbury's High Street attracted record footfall numbers in December 2024 with more than £135million spent by visitors to it's town centre shops and businesses, outperforming GB benchmarks





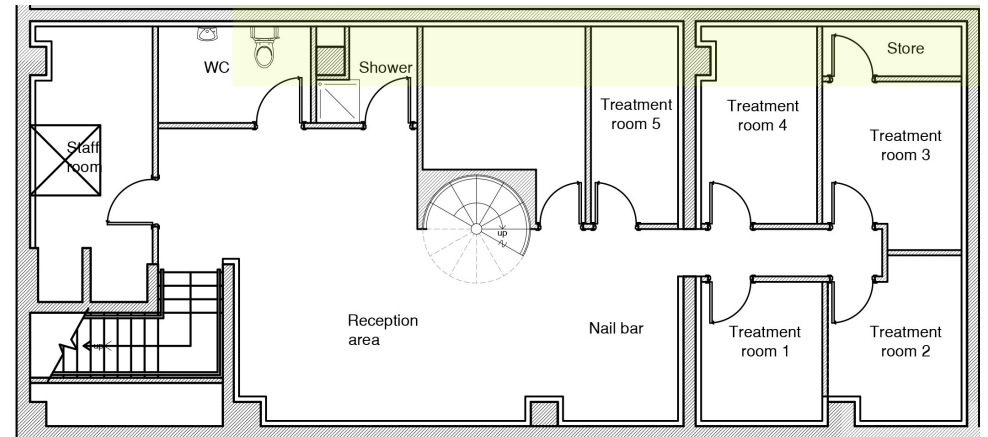
Unit 2
Virtual Tour

Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice.

All measurements are approximate and are on a net internal floor area basis).

Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	Retail Area	1,857	172.53
Ground Floor	Kitchenette		
Ground Floor	Toilets		
Basement		1,286	119.47
Net Internal Area		3,143 sq ft	292 m ²



Basement



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Deposit:

The equivalent of 6 months rent plus VAT will be required.

Service Charge:

A Service Charge is payable for the maintenance and upkeep of the building and communal parts of the property, which is to be charged on a quarterly basis in addition to rent.

Services:

All mains services are believed to be connected to the property.

Planning:

The premises are understood to have an existing use for Class E Retail purposes and are situated within the Shrewsbury Town Centre Conservation Area.

Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

VAT:

We have been advised that the Landlord has elected to charge for VAT at the property.

References:

The successful applicant will typically need to provide satisfactory references/company trading accounts.

Anti-money Laundering and Identity Verification:

To comply with anti-money laundering regulations, we are obliged to verify identify and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Costs:

Both parties to cover their own legal costs.

Ratable Value:

To be reassessed

(April 2023)

EPC Rating:

C 71

Local Authority:

Shropshire Council,
 Guildhall
 Frankwell Quay
 Shrewsbury
 SY3 8HQ

03456 789 000



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are believed to be correct but are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.