



29-31 Princess Street
Shrewsbury, SY1 1LW

Price: £1,100,000



The Square

Summary

- Mixed use Town Centre freehold Investment opportunity.
- Recently split into a ground floor retail units with extensive basement storage, a five bedroom (with en suite shower rooms) House of Multiple Occupancy (HMO) and two bedroom apartment with separate access off the High Street.
- Retail unit 30-31 Princess Street, let on a 6-year lease to Ginger and Co Coffee Limited, a local independent coffee shop that has been operating in the town for a number of years and 29a Princess Street, let to an independent Antiques Dealer who has occupied the shop for 19 years.
- Uppers currently fully let on Assured Short Term Tenancies (ASTs).
- Current rental income is £87,840 per annum.
- Asking Price: £1,100,000 reflecting a gross initial yield of 8%.
- EPC ratings for Ground Floor are **D 76** and **B 46**.
- EPC for Residential Uppers is **C 79**.
- Further asset management potential.



30-31 Princess Street, Ginger & Co



29 Princess Street, Gem Time Curios

29-31 Princess Street, Shrewsbury, SY11LW

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Location:

The property is located on Princess Street just off the historic Square in Shrewsbury's town centre - the town's most sought after retail pitch. The street is a thriving mix of independent retailers, cafes and restaurants and is due to be enhanced further by the planned redevelopment of the former House of Fraser building which will provide high quality residential above and F & B use fronting Princess Street.

Shrewsbury is the county town of Shropshire being located about 47.8 miles North-West of Birmingham, 43.2 miles South of Chester, and 16.5 miles West of Telford. It has an urban population of 80,000 and benefits from good road communication links leading from the A5 trunk road to the M54 motorway and onto the M6 and the rest of the country's national motorway network. The town is also served by the A49 Cardiff–Manchester trunk road and the A458 from its mid-Wales hinterland.

There are direct rail services to London Euston (approximately 2 hours 41 minutes) and also to Birmingham, Manchester and Cardiff.

Description:

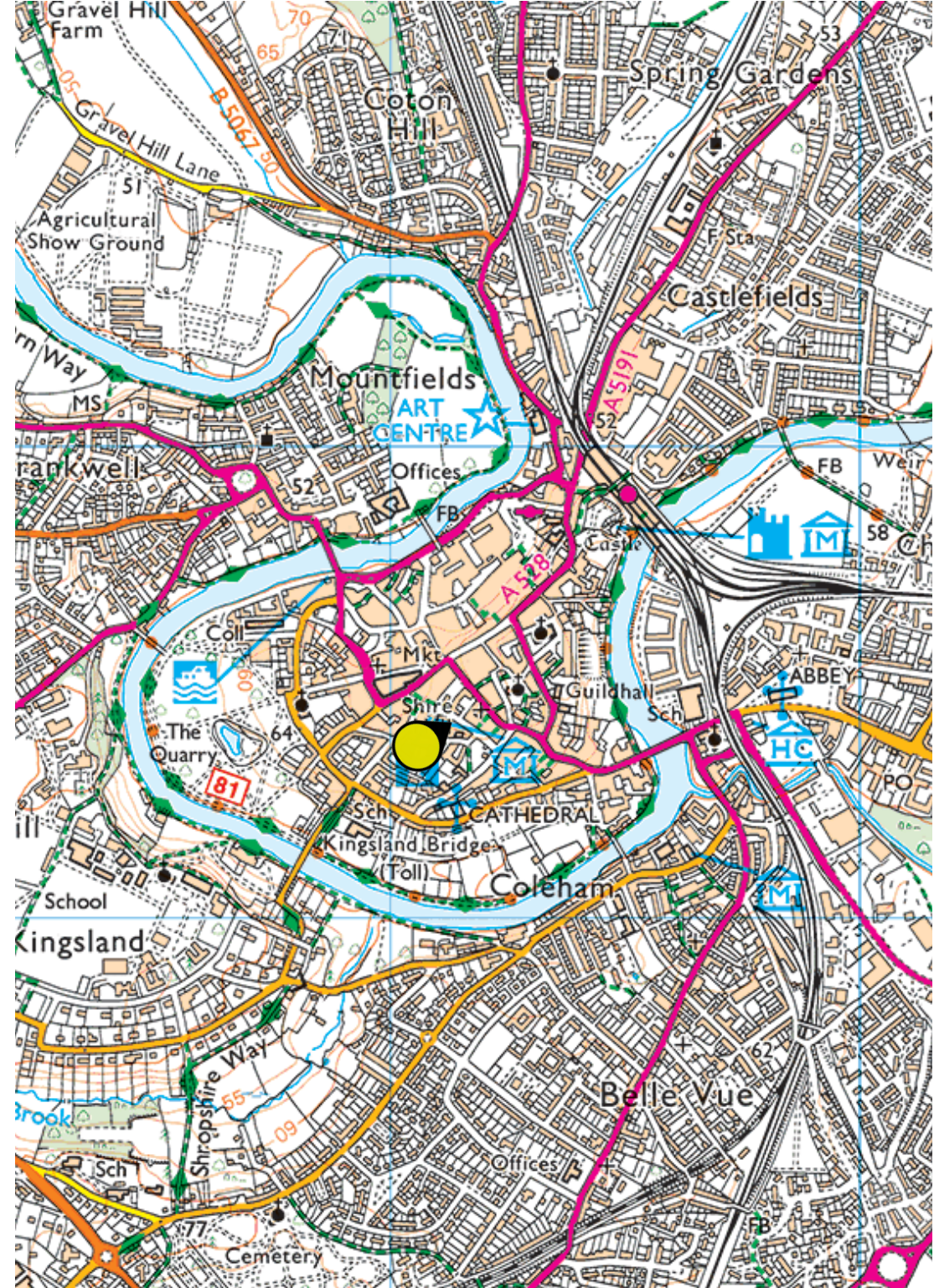
29–31 Princess Street is Listed Grade 2 and 2* and provides a striking façade which blends with many of the period buildings along the street. It underwent a comprehensive redevelopment/refurbishment in 2022 to provide a 5 -room House of Multiple Occupation (HMO) and a two-bedroom flat whilst retaining the two retail units on the ground floor.

The HMO units have been provided to an excellent standard of finish (see photos) and are fully occupied on periodic tenancies. The retail units are let on leases expiring in 2026 and 2028 (both inside the Act) with Ginger & Co being a very successful and popular café in the Town.

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.



29 - 31 Princess Street - Commercial Tenancy Schedule

Tenant	Tenancy Dates	Annual Passing Rental Income	Comment	EPC	Rateable Value
29a Princess Street Isobel Hilliard T/A Gem Time Curios	6 year lease commencing 13th November 2020	£4,300 pa	Internal repairing subject to SOC.	D 76	£3,200
30- 31 Princess Street Ginger & Co Coffee Ltd CRN:09448175	6 year lease commencing 22nd August 2022	£27,500 p.a.	Internal repairing	B 46	£18,500

Accommodation

Floor	Description	sq m	sq ft
Ground Floor	29a Princess Street Retail Area	16.06	173
Cellar	30-31 Princess Street Storage	47.7	513.4
Ground Floor	30-31 Princess Street Main Retail Area	54.3	584.5
	Rear Retail Area	24.5	263.7
	Kitchen	18.4	198
	Toilets		
First Floor	30-31 Princess Street Office	66.7	718
Total NIA		227.66 sq m	2450.6 sq ft



29b Princess Street - Residential Tenancy Schedule

Address	Tenancy Start Date	Rent Per Month	Last Rent Review	Status	Fire Risk Assessment Expiry	EPC	Gas Cert Expiry Date	EICR Expiry Date	Condition
Room 1	08/08/2023	£700	n/a	Periodic	October 2025	C 79	16/06/2026	04/08/2027	Excellent
Room 2	12/09/2022	£675	n/a	Periodic					
Room 3	23/08/2024	£750	n/a	Periodic					
Room 4	11/01/2025	£650	n/a	6m fixed term					
Room 5	03/10/2024	£695	n/a	6m fixed term					
The Flat	06/09/2023	£1,200	n/a	Periodic					

Total Rental Income £4,670 p.c.m. (£55,040 p.a.)

Accommodation

Floor	Description	Size (m ²) GIA	Size (sq ft) GIA
Ground Floor	29b Princess Street	-	-
First Floor	29b Princess Street Floorplate includes Kitchen/Dining Room, Living Room, Utility Room, Bedroom One.	70.19	755.51
Second Floor	29b Princess Street Floorplate includes Bedrooms Two, Three, Four and five.	74.51	802.02
Third Floor	The Flat, 29b Princess Street Floorplate includes two bedroom flat with Kitchen/dining area, living room and shower room.	65.12	700.94
Total Area		209.82 m²	2,258.47 sq ft

[Click Here for Virtual Tour of the uppers at 29b Princess Street](#)

Further Lease details are available on request from the Agent,



29b Princess Street, Kitchen



29b Princess Street, Living Room



29b Princess Street, Bedroom Three

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.

Fixtures & Fittings

All items usually classed as Tenant's fixtures and fittings, and not mentioned in these details will be excluded from the sale.

Costs:

Both parties to cover their own legal costs.

VAT:

The property is not elected for VAT, and therefore VAT won't be charged on the sale.

Services:

We understand all mains services are connected to the property subject to connection charges by the utility companies. Ingoing tenants to rely on their own enquiries.

Local Authority:

Shropshire Council,
Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ
03456 789 000



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29-31 Princess Street, Shrewsbury, SY11LW



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50 metres

Shrewsbury

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29b Princess Street, Bedroom Four



29b Princess Street, Bedroom Two



29b Princess Street, Bedroom One's En Suite Shower Room



29b Princess Street, Bedroom Three's En Suite Shower Room



The Flat, 29b Princess Street Living Room



The Flat, 29b Princess Street, Kitchen



The Flat, 29b Princess Street Bedroom One



The Flat, 29b Princess Street, Bedroom Two



30-31 Princess Street, Retail Area



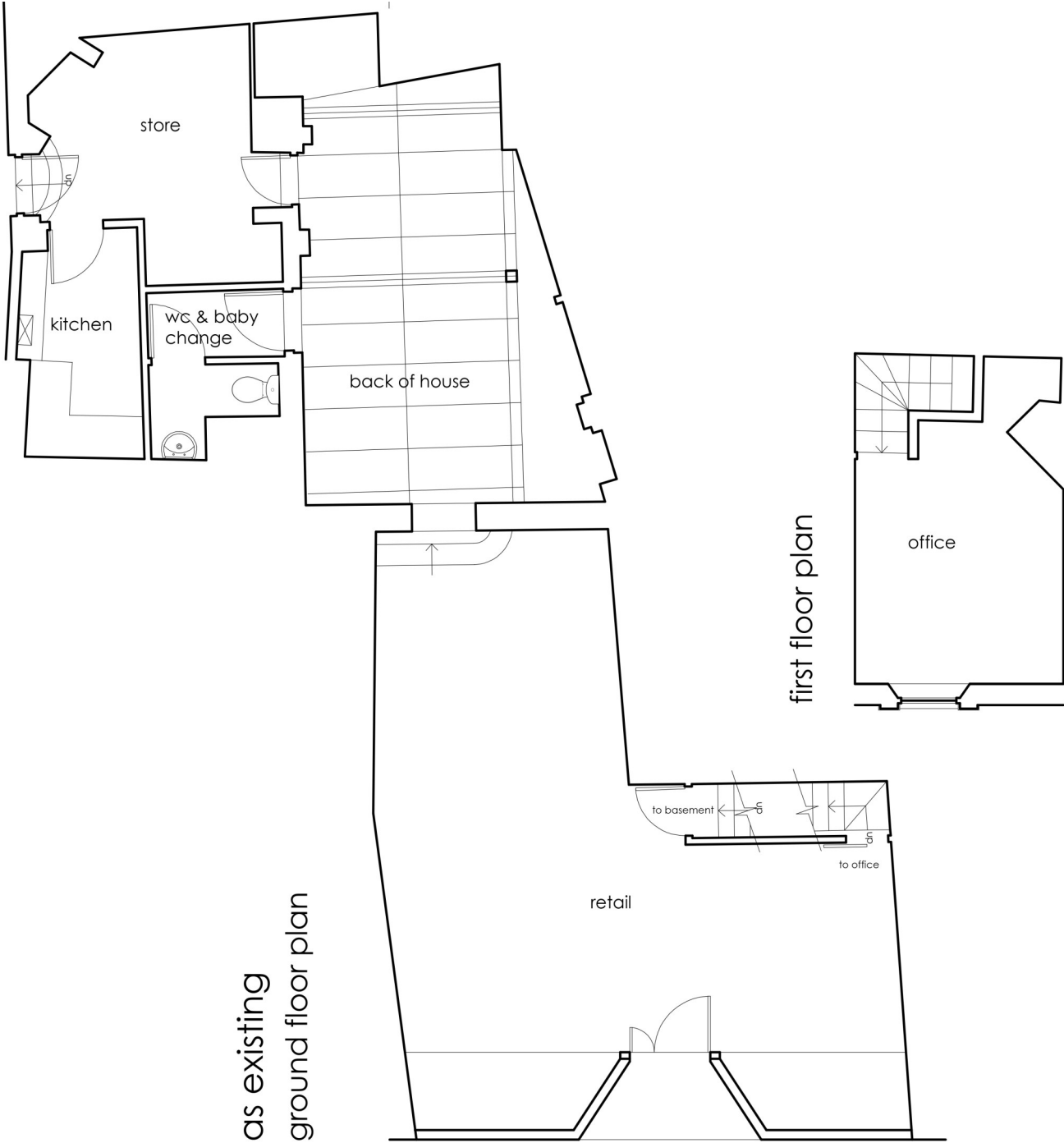
30-31 Princess Street Restaurant Area



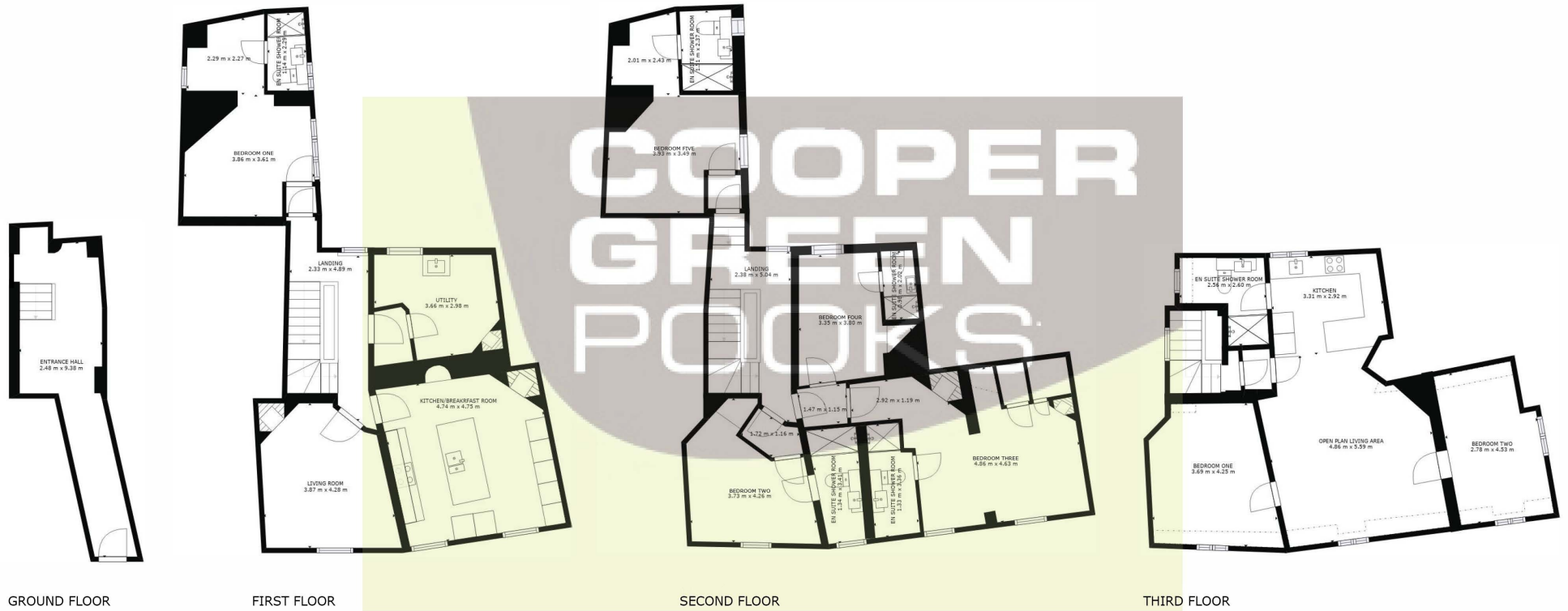
29a Princess Street



29a Princess Street



29b Princess Street - Floorplan



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

