

**COOPER  
GREEN  
POOKS**

Freehold  
Investment  
Opportunity

27 & 27a Claremont Hill  
Shrewsbury, SY1 1RD

Guide Price: £460,000





Ground Floor Retail

## Summary

- Mixed use Town Centre freehold investment opportunity
- Split into a ground floor retail unit with extensive basement storage (currently trading as 'Vic Breeze & Co' since 1982) and three studio flats above.
- Ground Floor and Basement offered with vacant possession due to retirement of the Vendor.
- The three flats above are let on Assured Shorthold Tenancies generating a total income of £19,800 per annum.
- The Shop unit has an ERV of £14,000 per annum, giving a gross potential income of £33,800 p.a, representing a gross yield of 7.3%.
- Further asset management potential.
- Attractive Grade II Listed Building in the heart of Shrewsbury town centre on a pedestrian street with excellent footfall.



Virtual Tour



Ground Floor Retail



Flat 1, Second Floor

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## Location:

The property occupies a prominent position on Claremont Hill, a key thoroughfare linking Shrewsbury's bustling town centre with the Quarry Park and River Severn. The location benefits from excellent footfall, drawing both shoppers and visitors moving between the retail core and one of the town's most popular leisure destinations. Claremont Hill is characterised by an appealing blend of professional services, boutique retailers, cafés, restaurants and high-quality residential property, making it a vibrant and distinctive part of the town. The street continues to attract occupiers looking for a well-connected, attractive and established location within Shrewsbury town centre.

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:

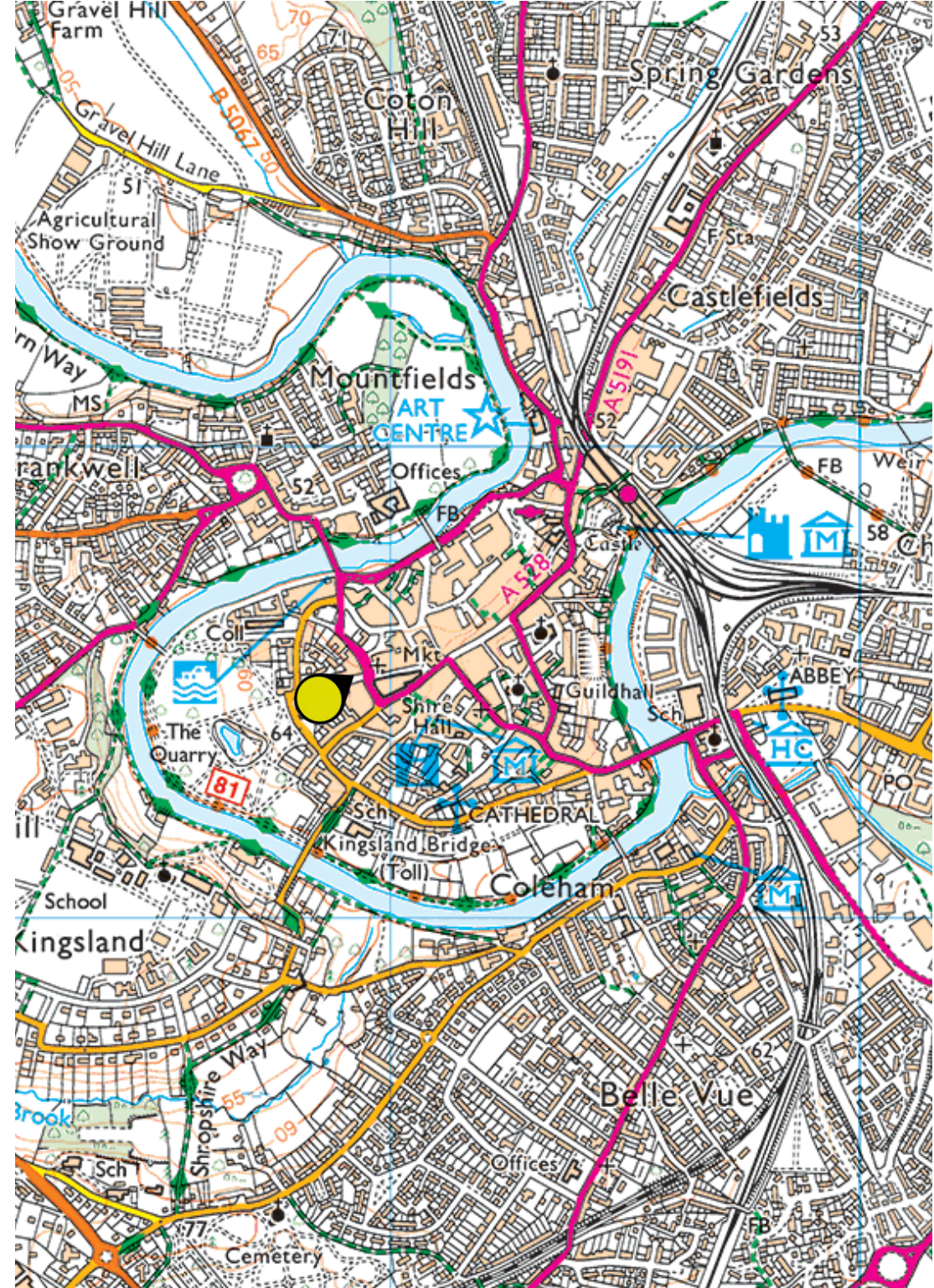
27 Claremont Hill is an attractive Grade II listed mixed-use property occupying a prominent position close to Shrewsbury town centre. The building comprises a commercial unit arranged over the ground floor and basement, together with three self-contained one-bedroom flats on the upper floors.

The upper parts are fully let, producing a total rental income of £19,800 per annum, while the ground floor will be offered with vacant possession due to retirement of the Vendor. This combination offers strong appeal to both investors, seeking an immediate income stream from the residential element and the potential to secure a commercial tenant, and also to owner-occupiers seeking centrally located premises with additional income from the flats.

## 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 its town centre shops and businesses, outperforming GB benchmarks.



## 27 Claremont Hill - Residential Tenancy Schedule

Address	Tenancy Start Date	Rent	EPC	EICR valid until	Comment
27 Claremont Hill	n/a	£14,000 pa ERV	D 88	To follow	The Fire Risk Assessment and Asbestos Reports are compliant and up to date.
Flat 3, First Floor, 27a Claremont Hill	14/05/2020	£550 pcm	D 58	02/09/2030	
Flat 1, Second Floor, 27a Claremont Hill	31/01/2024	£550 pcm	D 66	02/09/2030	
Flat 2, Third Floor, 27a Claremont Hill	18/01/2025	£550 pcm	D 62	02/09/2030	

**Total Rental Income from the flats: £1,550 p.c.m. (£19,800 p.a.)**

### Accommodation

Floor	Description	Size (sq ft)	Size (m <sup>2</sup> )
Basement	Storage Including toilet	305 sq ft NIA	28.3 m <sup>2</sup> NIA
Ground Floor	Sales Area Kitchenette	479 sq ft NIA	44.5 m <sup>2</sup> NIA
Ground Floor	Communal entrance to Apartments		
First Floor	<b>Flat 3, First Floor</b> One bedroom flat with kitchen/dining area and shower room. Excluding Stairwell.	493.3 GIA	45.8 GIA
Second Floor	<b>Flat 1, Second Floor</b> One bedroom flat with kitchen/dining area and shower room. Excluding Stairwell.	523.7 GIA	48.7 GIA
Third Floor	<b>Flat 2, Third Floor</b> One bedroom flat with kitchen/dining area and shower room. Excluding stairwell	527.1 GIA	49 GIA
<b>Total Area</b>		<b>2,328.1 sq ft</b>	<b>216.3 m<sup>2</sup></b>

## 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



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 given in good faith and 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.

27 & 27a Claremont Hill, Shrewsbury, SY1 1RD



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**Basement—Storage**

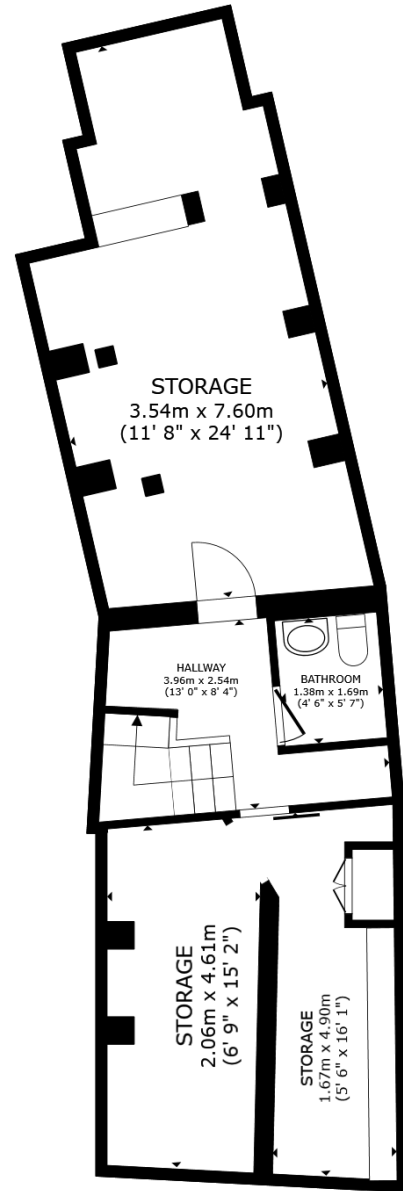


**Flat 1, Second Floor - Kitchen**

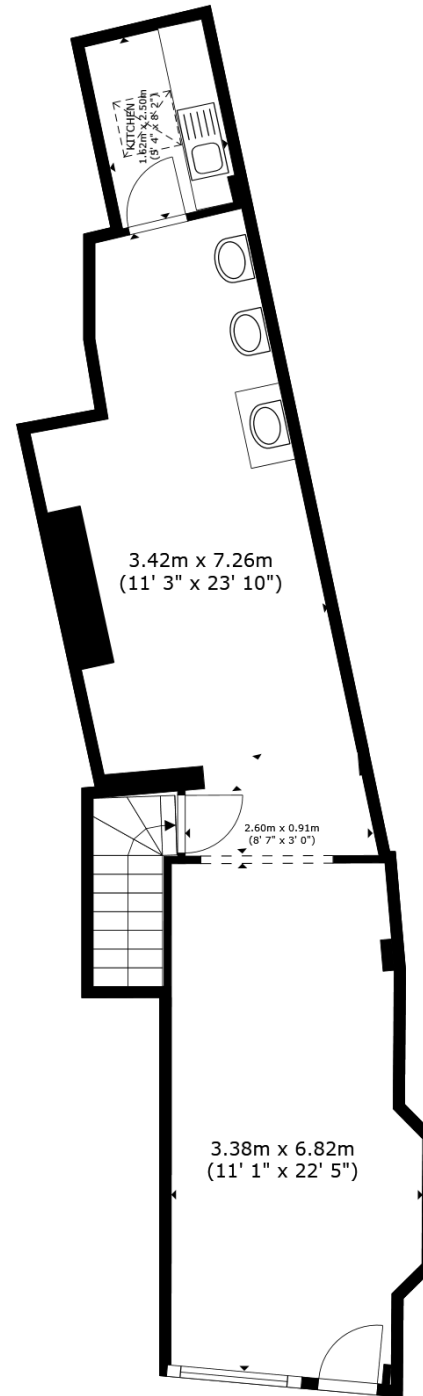


**Flat 1, Second Floor - Bathroom**

Floorplans  
27 Claremont Hill



BASEMENT



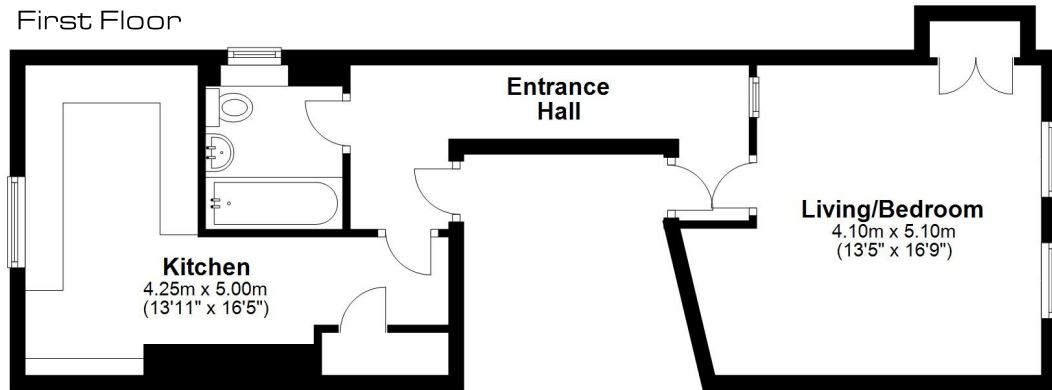
GROUND FLOOR

Floorplans  
27a Claremont Hill

**Flat 3**

Approx. 45.8 sq. metres (493.3 sq. feet)

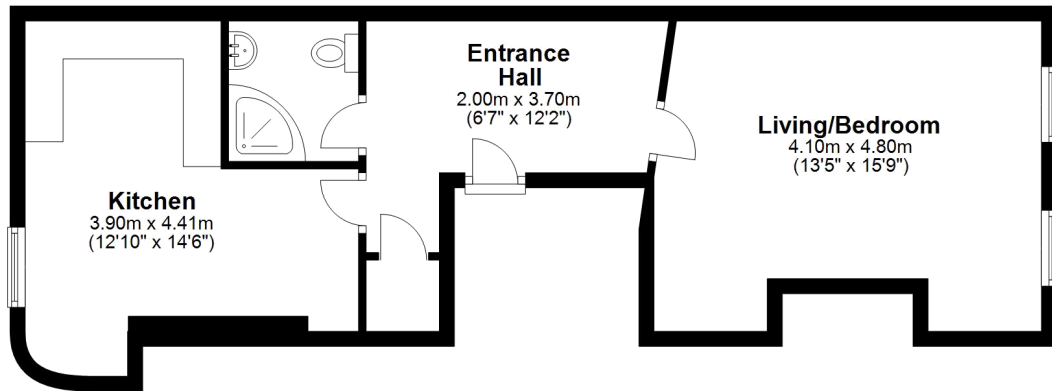
First Floor



**Flat 1**

Approx. 48.7 sq. metres (523.7 sq. feet)

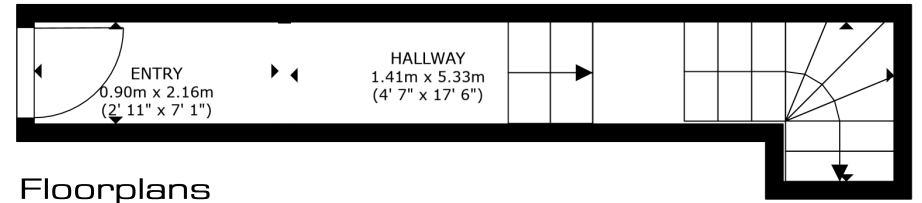
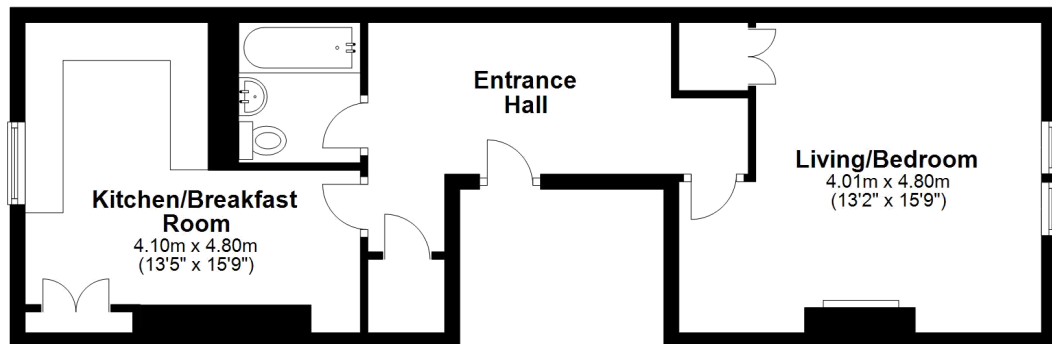
Second Floor



**Flat 2**

Approx. 49.0 sq. metres (527.1 sq. feet)

Third Floor



Floorplans  
27a Claremont Hill  
Communal Hallway and Landings

