

COOPER  
GREEN  
POOKS

To Let



17 St Mary's Street  
Shrewsbury, SY1 1EQ

£14,500 pa (exclusive)





## Summary

- Ground floor net internal area approx. 342 sq ft (31.73 m²).
- Occupying a prominent corner position on Church Street and St Mary's Street.
- Forming part of a Grade II listed property
- Traditional glazed frontage.
- On the main vehicular thoroughfare through the town centre located near the top of Pride Hill.
- Nearby occupiers include Millard and Lancaster (gifts and interiors), Thomas and Glover (vintage jewelry and watches), Shrewsbury Optometry, Interiors at St Mary's, Marmalade (home furnishings), Sires Goldsmiths and No. 8 Interiors.



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For further information, contact:  
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The property is located at the junction of Church Street and St Mary's street, a secondary trading position on a main thoroughfare in Shrewsbury Town Centre, with neighbouring occupiers including Thomas & Glover (vintage jewellery), Millard and Lancaster (interiors and gifts), Kashmir & Silk, Sires Goldsmiths, Shrewsbury Optometry, Interiors at St Mary's Street and Number 8 (Interiors) opposite.

Shrewsbury is the county town of Shropshire being located approximately 48 miles North-West of Birmingham, 43 miles South of Chester, and 17 miles West of Telford.

Shrewsbury has a resident urban population of approximately 80,000 people with a County-wide population in excess of 325,000.

The town is home to Wyle Cop which is reputedly the longest uninterrupted run of independent traders in the Country. 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.

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.

This three storey period building is constructed of traditional brick and tile and comprises a ground floor shop unit of character with ancillary accommodation arranged on two floors above. The property occupies a corner position offering a symmetrical main double fronted window display framed by painted fretwork signboard, pillars frame window display and doorways to the frontage on St Mary's Street. There is a secondary pedestrian door providing further access to the Church Street elevation with side light window and small window display feature.



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		Size [sq ft]	Size [m²]
Gross frontage		20'2"	6.14
Shop Width (front)		16'5"	5m
Shop Width (rear)		17'2"	5.22
Ground Floor	Sales Area	342 sq ft	31.73 m²
Ground Floor	WC and hatch to cellar		
First Floor	Storage / Office Currently partitioned to include	169 sq ft	15.74 m²
Second Floor	Storage	175 sq ft	16.27 m²
Total		686 sq ft	63.74 m²

Tenure

The premises are to be let on a new lease of 6 years on a Tenant's internal repairing and insuring basis subject to an upward only Rent Review/Break option at the end of year 3.

The Tenant is also responsible for the external maintenance of the shop front, fascia, doors and windows, external lighting and all internal and external decoration.



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.

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Deposit

A rental deposit may be required at lease completion.

Services (not checked or tested):

It is understood that [all] mains services are connected / available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Planning:

The premises are understood to have an existing permitted use for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own enquiries with the Local Planning Authority as to whether planning permission is necessary for their intended use.

The premises are also situated within the Shrewsbury Town Centre Conservation Area.

VAT:

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected not to charge VAT on the rent.

References

The landlord reserves the right to seek satisfactory tenant and financial references.

Anti-money Laundering and Identity Verification:

In line with UK anti-money laundering regulations, two form of ID will be required to verify identities and confirm sources of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Costs:

The ingoing tenant is to pay the landlord's reasonable legal fees incurred in this transaction.

Fixtures and Fittings:

All items usually classed as Tenant's fixtures and fittings, and not mentioned in these particulars are excluded from the letting.

Rateable Value: £7,900  
1st April 2023

Energy Performance Rating: C 74

Local Authority:

Shropshire Council  
Guildhall  
Frankwell Quay  
Shrewsbury  
SY3 8HQ

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