



17 St Mary's Street  
Shrewsbury, SY1 1EQ

£14,500 pa (exclusive)



## Summary

- Ground floor net internal area approx. 342 sq ft (31.73 m<sup>2</sup>).
- 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:  
**Cooper Green Pooks**  
 01743 276 666 (Option 3)

**Andrew Birtwistle MRICS**  
 0775 703 246  
[ab@cgpooks.co.uk](mailto:ab@cgpooks.co.uk)

**James Satoor**  
 07494 328 693  
[james.satoor@cgpooks.co.uk](mailto:james.satoor@cgpooks.co.uk)

## Location:

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.

Main surface car parking at the NCP Wyle Cop and St Julians Friars, with some parking also available at St Marys Place 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.

The town benefits from excellent transport links with arterial roads leading from the A5 (T) to the M54 motorway and on towards the M6 and the rest of the country's national motorway network. The Town is also located off the A49 Hereford to Cheshire trunk road and at the beginning of the A458 to mid-Wales.

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

## Shrewsbury and Retail

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 its town centre shops and businesses, outperforming GB benchmarks.

## Description:

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 (m <sup>2</sup> )
	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 m <sup>2</sup>
Ground Floor	WC and hatch to cellar		
First Floor	Storage / Office Currently partitioned to include	169 sq ft	15.74 m <sup>2</sup>
Second Floor	Storage	175 sq ft	16.27 m <sup>2</sup>
	Total	686 sq ft	63.74 m <sup>2</sup>

## 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.

## 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

03456 789 000



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