



3 Shoplatch
Shrewsbury, SY1 1HF

£20,000 pa (exclusive)



Summary

- Ground floor retail unit available to let with excellent frontage onto Shoplatch.
- Approximately 616 sq ft (57.23 m²) NIA.
- Good double fronted retail shop window.
- Located opposite Shrewsbury's award winning Market Hall.
- Ready for Tenant's shop fit with numerous parking / loading laybys outside the property and along the street, with other public car parks nearby.
- Suspended ceiling and a wall mounted air conditioning unit.
- Nearby occupiers include a range of National and Local businesses including Nat-West Bank, Blacks, a variety of Estate Agents and Domino's Pizza, with the prime retail pitch of Pride Hill a short distance away.



For further information, contact:
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Location:

The property is situated in a busy trading position directly opposite the award winning Shrewsbury Market Hall. It sits amongst a range of national and local businesses including Nat West Bank, Blacks, a variety of Estate Agents and Domino's Pizza, with the prime retail pitch of Pride Hill a short distance away.

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.

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

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

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 footfall figures for 2025 were up 20% on the previous year with more than £135 million spent by visitors to it's town centre shops and businesses, outperforming GB benchmarks

Description:

The property comprises a substantial town centre building constructed of brick elevations beneath a pitched and part hung tile roof in the local late 19th Century style. Occupying the ground floor and basement, the property retains a period character while offering adaptable space for a variety of business uses, subject to necessary consents.

To the rear of the unit is a small kitchenette and WC and the stairs down to the basement.

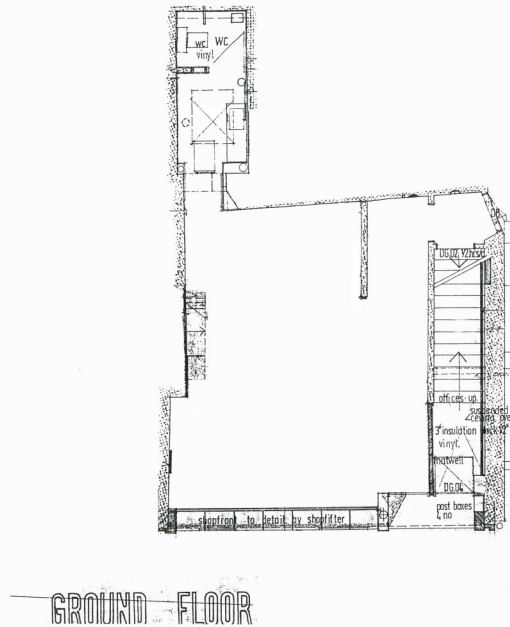
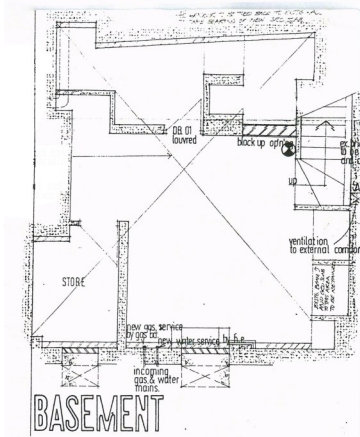


Accommodation

(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 ²]
Basement		246	22.85
Ground Floor	Retail Area	370	34.38
Ground Floor	Internal Width	15 ft	4.57 m
Ground Floor	Internal depth	21 ft 1 in	6.4 m
Ground Floor	Kitchenette		
Ground Floor	WC		
Total		616 sq ft	57.23 m²



Tenure

The unit is available to let on a 6 year lease (or longer) with a rent review and a Tenant only break option at year 3 on internal repairing and insuring terms - including the shop front.

IMPORTANT NOTICE: Cooper Green Pools 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 Pools 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.

Deposit

A rental deposit may be required at lease completion.

Service Charge:

There is an ad-hoc service charge towards the cost and maintenance of the fire alarm system for the building.

Services (not checked or tested):

All mains services are believed to be connected (except gas) to the property subject to connection charges by the 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:

Each party is to pay their own costs 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:

1st April 2023

To be reassessed

Energy Performance Rating:

D 84

Local Authority:

Shropshire Council
Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

03456 789 000

