



27 Wyle Cop,  
Shrewsbury, SY1 1XB

£315,000



## Summary

- Four storey Grade II listed mixed use investment for sale.
- Located on Wyle Cop, reputedly the largest run of independent shops in the UK.
- Split into a Ground Floor retail unit with extensive cellar storage and three flats above accessed through separate entrance off Wyle Cop.
- The Ground Floor is occupied by renowned wine merchants Tanners Wines Ltd (CRN 10172469) t/a Tanners Wine Merchants.
- Available at of £315,000 with a current annual rent of £21,700 reflecting a Gross Initial Yield of 6.9% rising to 8.4% when fully let.
- Further management opportunities, subject to planning.



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For further information, contact:  
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## Location:

27 Wyle Cop occupies a prominent at the bottom of Wyle Cop, on the right hand side as you approach the English Bridge. Specifically the subject property and the wider Tanners Buildings are located adjacent to the town's NPC Car park and so enjoys excellent footfall to and from the town centre.

Wyle Cop is reputedly the longest run of independent retailers in the UK and provides a major tourist draw for Shrewsbury. It begins on the 'town' side of English Bridge and extends into the town centre where it merges with the High Street. 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.

## Description:

The property comprises a ground floor retail shop with a cellar and rear enclosed courtyard. Via a separate access to the right hand side of the shop is the communal entrance to three additional floors currently divided into three flats. The front of the premises forms part of the Grade II Listed building featuring a traditional fully glazed shopfront and a timber façade under a pitched tile roof.

## 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

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## Services (not checked or tested):

It is understood that 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 Vendor had elected 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 sale.

Rateable Value: £73,000 26-29 Wyle Cop  
1st April 2023

Council Tax Bands	Flat 1	A
	Flat 2	A
	Flat 3	A

## 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.

## Tenancy Schedule

Address		Area	Tenancy Start Date	Term	Rent p.a.	EPC	GSC	EICR	FRA	Comment
27 Wyle Cop Retail unit	Tanners Wines Ltd (CRN 01072469)  <b>t/a Tanners Wine Merchants</b>	Ground Floor Sales Area <b>44.14 m<sup>2</sup> / 475 sq ft</b> Lobby and WC	13.05.2020	8 years	£11,500	<b>C</b> 54	TBC	12.03.2026	n/a	Internal repairing lease. Tenant obliged to decorate external shopfront
		Cellar <b>13.47 m<sup>2</sup> / 145 sq ft</b> Leads to additional vaulted rooms (not measured)								
		Rear enclosed yard								
Flat 1, 27 Wyle Cop First Floor		358 sq ft	05.04.2002	Rolling	£5,400	<b>D</b> 66	27.03.2026	07.03.2028		
Flat 2, 27 Wyle Cop Second Floor		449.8 sq ft	Vacant		ERV £4,800	<b>C</b> 69	14.06.2025	02.03.2028	03.11.2022	
Flat 3, 27 Wyle Cop Third Floor		382.2 sq ft	16.06.2016	Rolling	£4,800	<b>D</b> 56	27.03/2025	28.02.2028		

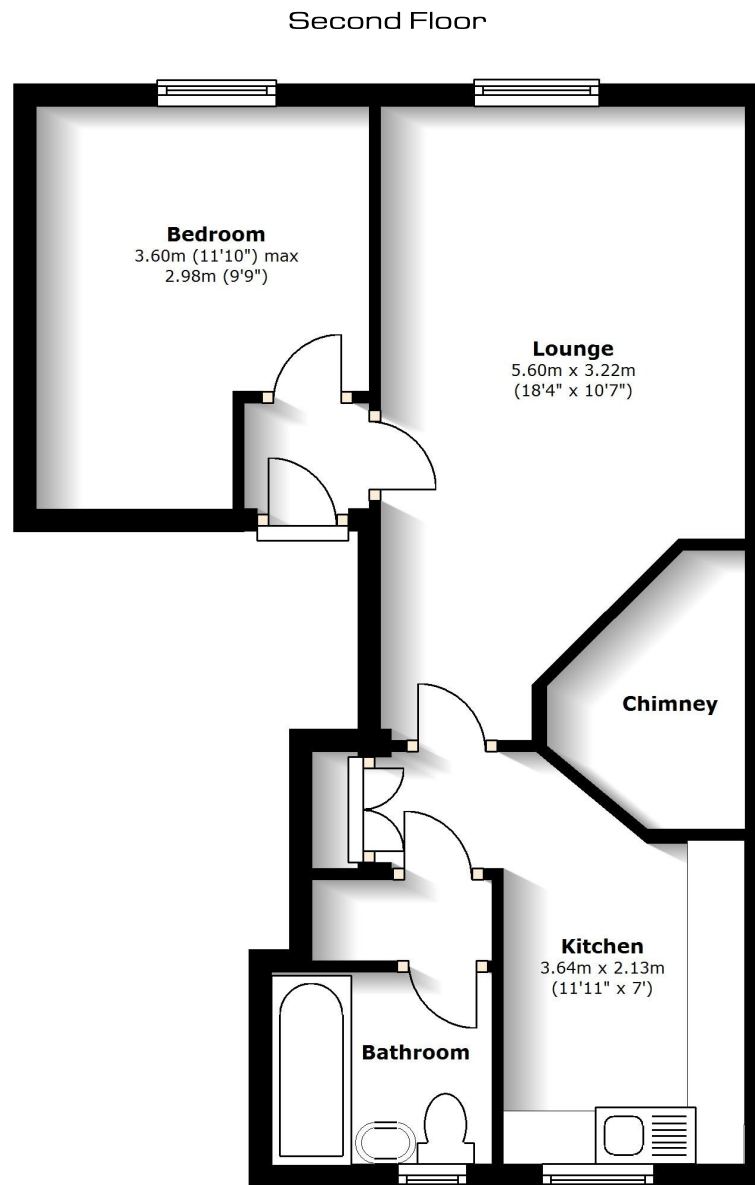
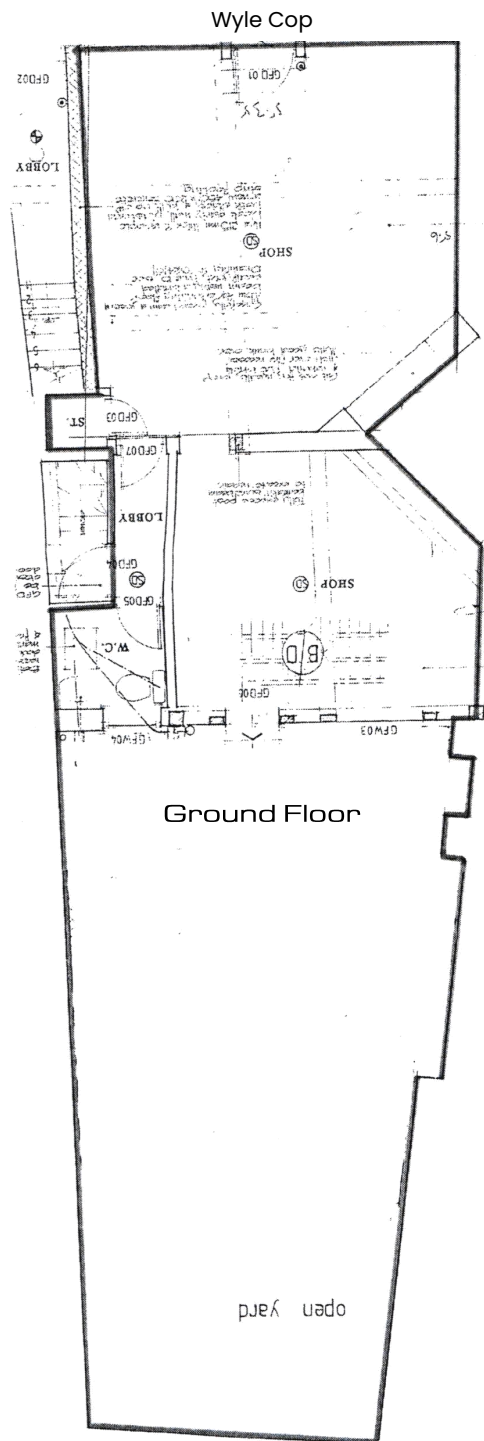
Total

1,810 sq ft

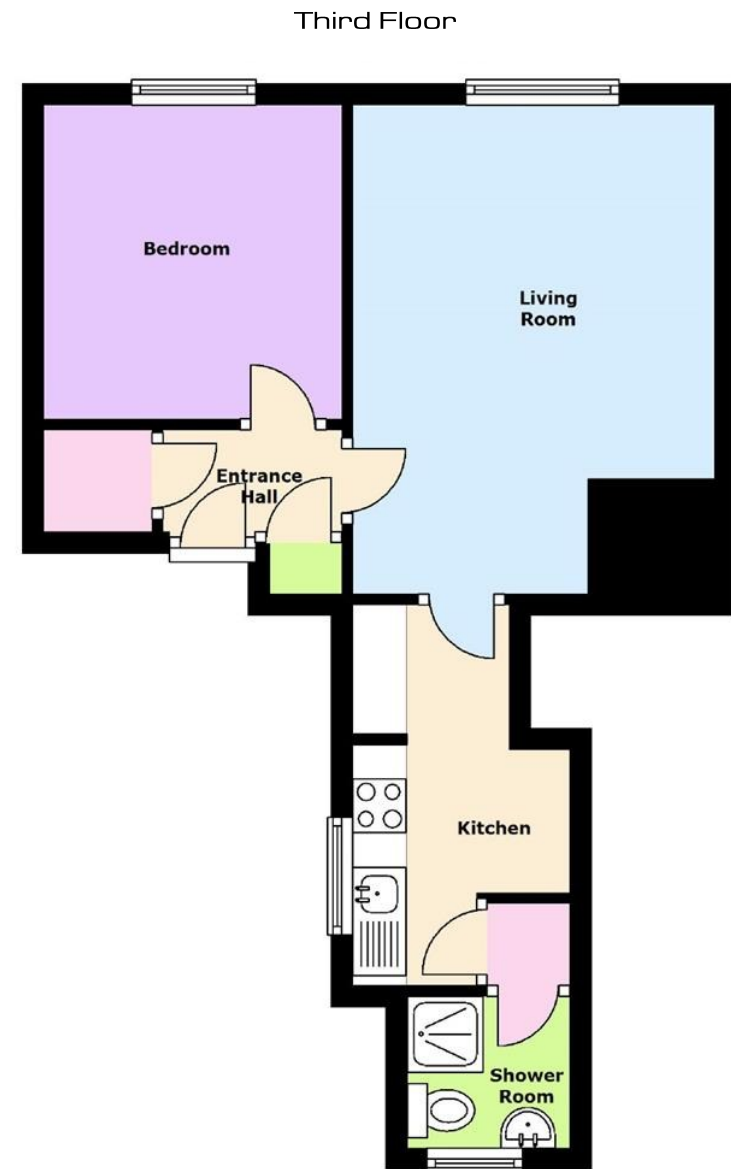
£21,700 p.a

Further Lease details are available on request from the Agent.





Total area: approx. 41.8 sq. metres (449.8 sq. feet)



Total area: approx. 35.5 sq. metres (382.2 sq. feet)

