



9 St John's Hill  
Shrewsbury, SY1 1JD

£550 pcm (exclusive)



## Summary

- Town Centre retail unit to let on a new lease (terms to be agreed).
- Sales Area 21.94 sq m (236 sq ft).
- Rent £6,600 per annum (exclusive).
- Located towards the bottom of St Johns Hill close to the Bellstone entrance of The Market Hall.
- The town centre has an excellent range of restaurants, cafes, and bars, as well as independent and national retailers.
- Bus stops nearby and Shrewsbury Railway Station and Bus Station within walking distance as well as multiple public car parks.
- Basement and rear yard.
- Grade II listed building.



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For further information, contact:  
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## Location:

The property occupies a prominent trading position fronting St. John's Hill in an established commercial location close to the main retailing area. Neighbouring occupiers include three Estate Agents, Martin Kaye (Solicitors), Zest (hairdressers), Hibiscus (traditional Caribbean foods) and Shrewsbury Market Hall. The property is well located for all town centre amenities and public car parking facilities.

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.

## 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 it's town centre shops and businesses, outperforming GB benchmarks.

## Description:

The property offers a ground floor shop with a basement and rear yard with outside WC, forming part of an 18th century, two storey, town centre Grade II Listed Building, constructed with traditional brick set beneath a pitched slate roof.



## Accommodation

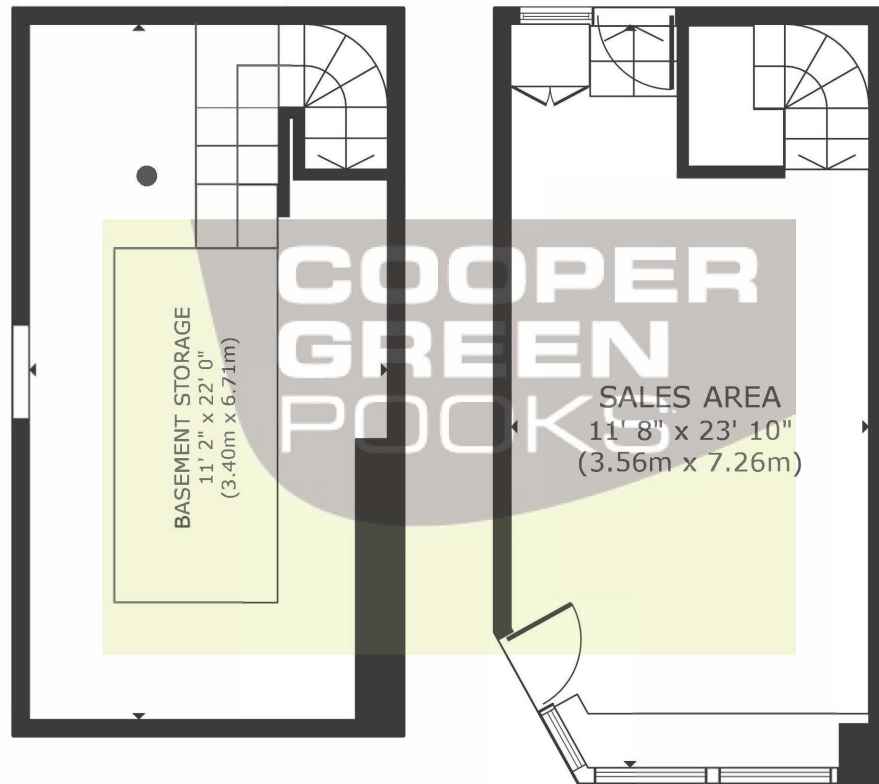
(Measured in accordance with the RICS Code Of Measuring Practice.

All measurements are approximate and are on a net internal floor area basis).

Virtual Tour



Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	Sales Area	236	21.94
Ground Floor	Internal Width	11'9"	3.14 m
Ground Floor	Shop Depth	23'6"	7.17 m
Ground Floor	Rear Courtyard		
Ground Floor	Outside WC		
Basement	Basement Storage	247	22.91
Net Internal Area		483 sq ft	44.85 m <sup>2</sup>



BASEMENT

GROUND FLOOR

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## 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 and Fittings:

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

## Costs:

The tenant is to make a contribution of £750 plus VAT towards the landlord's legal costs.

## VAT:

All prices mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. The Landlord has elected not to charge VAT on the rent.

## Services (not checked or tested):

All mains services (except gas) are understood to be available subject to connection charges by the utility companies.

Rateable Value: £5,800

1st April 2026

Energy Performance Rating: **N/A** Listed Building

## Planning:

The premises are understood to have an existing use for Class E Retail purposes and are situated within the Shrewsbury Town Centre Conservation Area.

Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

## Local Authority:

Shropshire Council

Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ

03456 789 000



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