

COOPER  
GREEN  
POOKS

To Let



Unit 2, Chronicle House, 6 Castle Foregate  
Shrewsbury, SY1 2DJ

£14,000 pa (exclusive)



## Summary

- Prominently situated bar/restaurant unit to let on a new lease (terms to be agreed).
- Ground floor net internal area approximately 679.20 sq ft (63.1 m<sup>2</sup>).
- Situated opposite Shrewsbury's Railway Station with an average of 6,359 passengers per day.
- Spacious open-plan ground floor, suitable for a variety of uses.
- Frankwell surface level car park within walking distance as well as Shrewsbury's Bus Station.
- Nearby occupiers include The Bulls Head (public house), The Shrewsbury Coffee House, The Castle Vaults (public house), Glou Glou (wine bar) and Tap and Can (craft beers) as well as a variety of other independent operators.
- Extraction fitted and remains in the property.



For further information, contact:  
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## Location:

The property is situated opposite Shrewsbury's Railway Station, which has a daily average of 6,359 passengers and fronts onto Castle Foregate at the bottom of Castle Gates, a known leisure 'pitch' within the town. The Bus Station is located close by and Frankwell surface level car park within walking distance.

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 Railway Station provides 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.

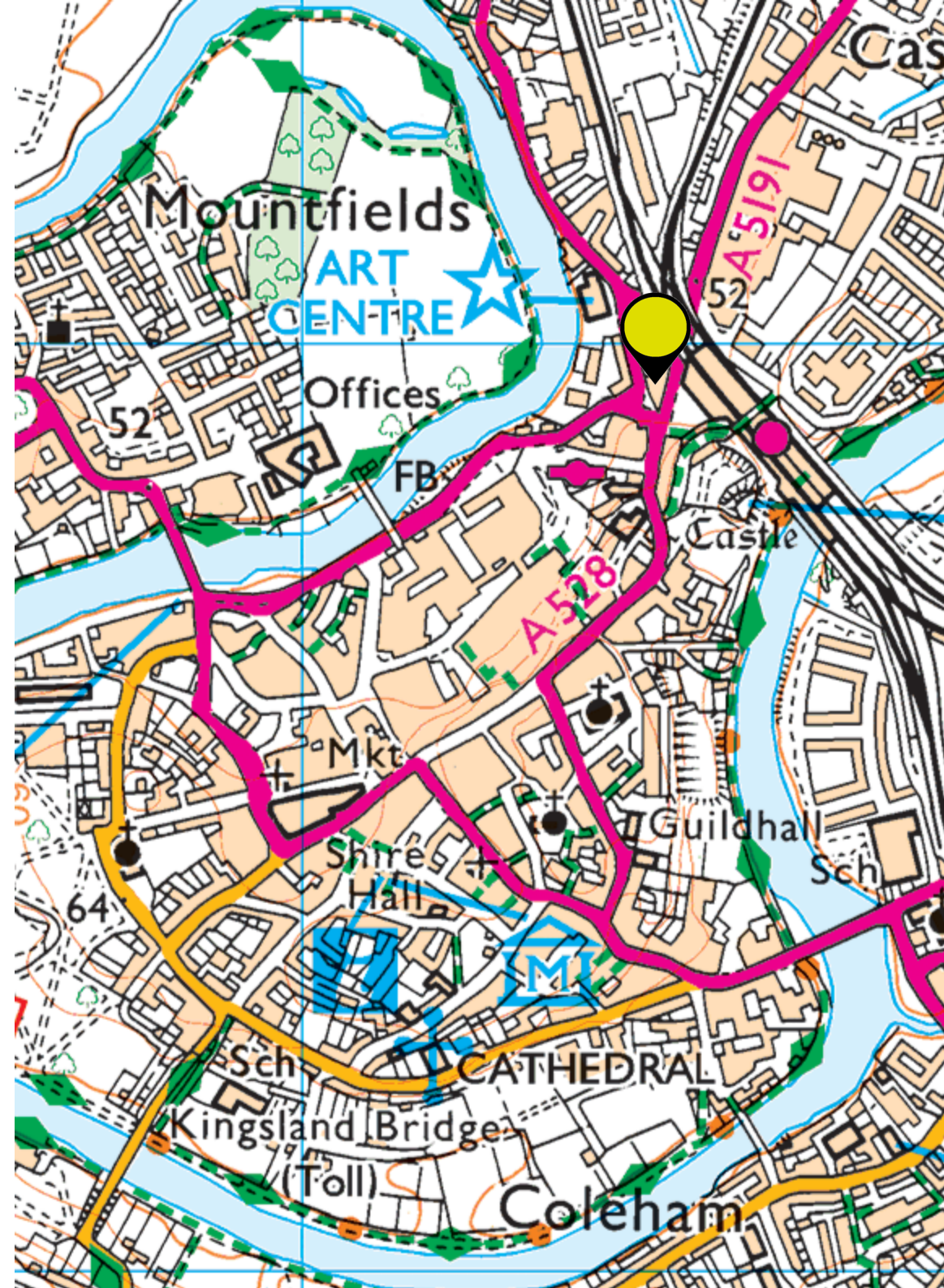
## Shrewsbury and Retail:

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 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 unit occupies part of a contemporary stone building built in a traditional style with a large window frontage and recessed double doors to the street.

Internally the unit is divided into dining area, bar and kitchen with an accessible WC towards the back. The restaurant area benefits from air conditioning and wall mounted heating units and the kitchen is currently fitted with catering equipment and extraction.



## Tenure

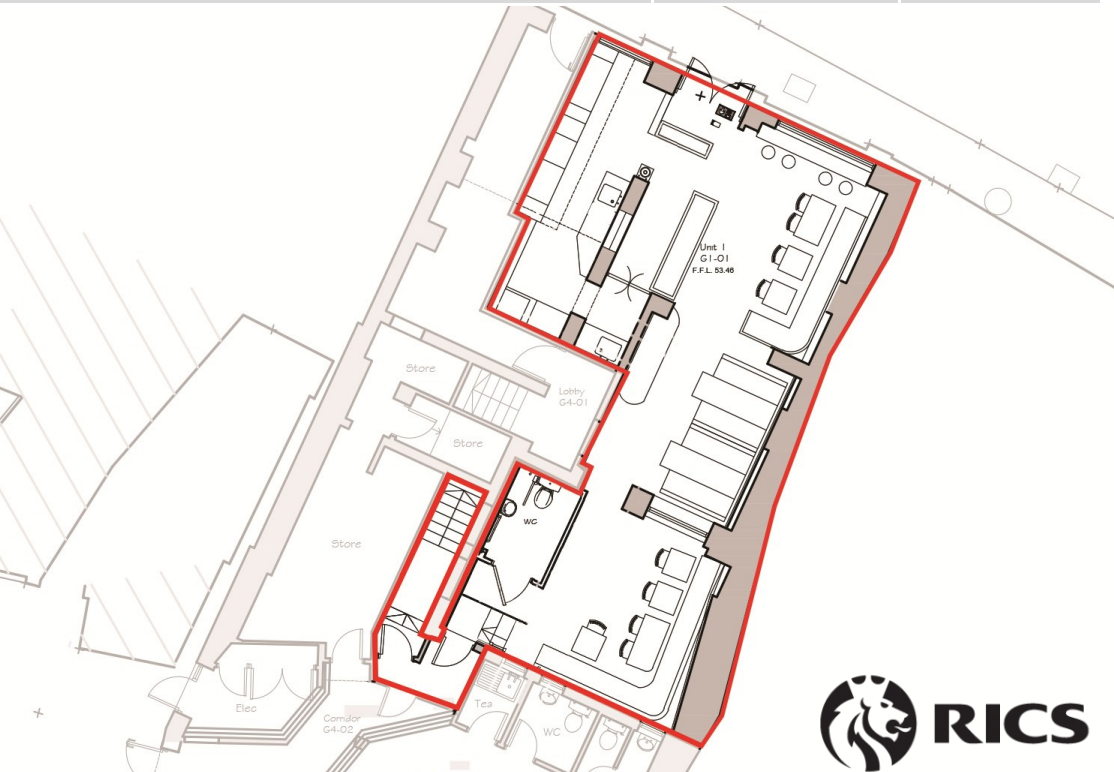
The property is available with a new lease on terms to be agreed.

## 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> )
Ground Floor	Restaurant Area Kitchen	679.20	63.1
Ground Floor	Toilet		
Basement		201.29	18.7
Total		880.49 sq ft	81.8 m <sup>2</sup>



**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 representations 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.

## Deposit

A rental deposit may be required at lease completion.

## Service Charge:

There is a service charge payable in addition for the maintenance and upkeep of the communal areas and exterior of the property. Further details available from the letting agent.

## 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 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: £11,000  
1st April 2026

Energy Performance Rating: **B 36**

## Local Authority:

Shropshire Council  
Guildhall  
Frankwell Quay  
Shrewsbury  
SY3 8HQ

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