



20 St. Mary's Street
Shrewsbury, SY1 1ED

£15,000 pa [exclusive]



Summary

- Prominently situated town centre retail unit on busy thoroughfare facing St Mary's Church.
- Sales area approx. 364 sq ft (33.82 m²).
- Opposite several bus stops using the Town's one-way road system.
- Located among a variety of local occupiers including Millard & Lancaster (interiors & gifts), Callaghan Fine Paintings, Vinegar Hill (interiors & gifts), jewellers and others.
- Traditional glazed double fronted shop façade.
- Regular shaped shop unit with skylight providing natural light to the rear of the shop.
- All usual town centre amenities nearby.



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For further information, contact:
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Location:

The shop is located on St. Mary's Street, the main one-way thoroughfare through the town centre connecting the Pride Hill end of Castle Street to Wyle Cop. More precisely the unit is opposite St Mary's Church and two main bus stops which drives good footfall in the area. Nearby occupiers include independent interiors and gift shops as well as jewellers, a fine art dealership and hairdressing salons. It is also in close proximity to the prime retail pitch of Pride Hill.

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 occupies part of an attractive 18th Century Grade II listed building of traditional brick construction under a pitched tile roof. The ground floor retail unit benefits from a wide double frontage traditional to the age of the property.

Internally the unit comprises wood effect flooring, painted plaster walls and spotlighting. The back of the unit also benefits from a large roof light. Staff accommodation towards the rear of the unit includes an office/storage room, a WC and stairs to cellar.

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 and "Best Community Market" for 2026.

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.

 what3words shows.honey.films

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Tenure

The premises is available to let on a new lease for a term of 6 years with a Rent Review and Tenant's only break at the 3rd year anniversary, on Tenant's Internal Repairing and Insuring Basis.
The Tenant is also responsible for the maintenance and decoration of the shop front and fascia.

Accommodation

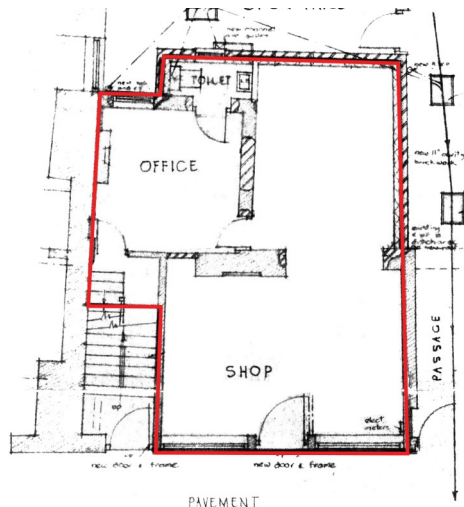
(Measured in accordance with the RICS Code Of Measuring Practice.

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

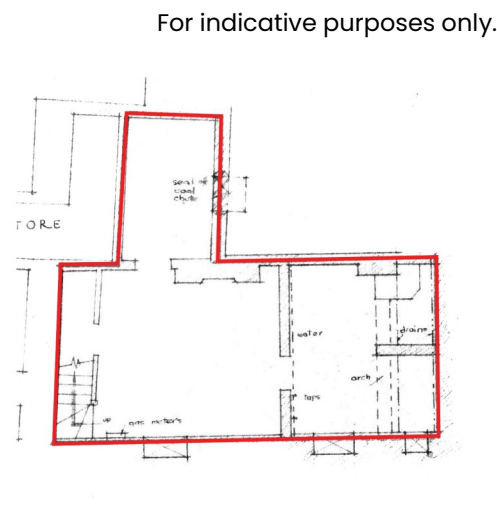
Virtual Tour



Floor		Size (sq ft)	Size (m ²)
Ground Floor	Sales Area	364 sq ft	33.82 m²
Ground Floor	Shop Width	17' narrowing to 10'	5.18m narrowing to 3.05m
Ground Floor	Shop Depth	26'	7.92m
Ground Floor	Office	107 sq ft	9.94 m ²
Ground Floor	WC		
Cellar	Storage		
Total		471 sq ft	43.76 m²



Ground Floor



Cellar

For indicative purposes only.

Deposit

A rental deposit may be required at lease completion.

Services (not checked or tested):

It is understood that all mains services excluding gas are 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:

£10,000

1st April 2026

Energy Performance Rating:

E 114

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.