



13 Dogpole
Shrewsbury, SY1 1EN

£13,000 pa (exclusive)



Summary

- Attractive ground floor retail unit available to let in Shrewsbury Town Centre.
- Sales area approximately 250 sq ft (23.22 m²).
- Occupying part of a Grade II listed building.
- Traditional fully glazed shop front with a recessed entrance and original tiled threshold.
- Located at the top of Dogpole, connecting Castle Street and Wyle Cop.
- On Saturdays Wyle Cop and The High Street become pedestrianised drawing additional foot traffic.
- Nearby occupiers include well established local occupiers such as Millard & Lancaster (interiors and gifts), Interiors at St Mary's, Callaghan Fine Paintings, Royston Blythe (hair salon) as well as Jewellers and Opticians.
- Suitable for a variety of uses, subject to Landlord's consent.



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For further information, contact:
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Located at the top of Dogpole, the building occupies a prominent corner position where St Mary's Street meets Dogpole. Dogpole and St. Mary's Street form part of the one-way traffic loop around the town and leads to Wyle Cop. The nearest parking is at NPC Wyle Cop and there are numerous bus routes along St. Mary's Street.

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

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 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 2025 with more than £135million spent by visitors to it's town centre shops and businesses, outperforming GB benchmarks.

The shop occupies the ground floor of a Grade II listed end-terrace building with brick elevations and a pitched tile roof. The front of the building has original features such as a parapet façade, sash windows, ornate brickwork and a traditional fully glazed shop front with a recessed entrance.

Internally the unit benefits from spot lighting at the front and rear of the shop with an additional window along the side elevation, original wooden flooring at the front of the shop and carpeted at the back. At the back of the unit the unit leads to the kitchenette and WC.



Tenure

The shop is available to let by way of a new lease for a term 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 [m²]
Ground Floor	Sales Area	250	23.22
Ground Floor	Kitchenette	32	2.97
Ground Floor	WC		
Total		282 sq ft	26.19 m²



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Deposit

A rental deposit may be required at lease completion.

Services (not checked or tested):

It is understood that mains water and electricity are connected.
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 Retail 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.

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 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: £8,000
1st April 2026

Energy Performance Rating: C 57

Local Authority:

Shropshire Council
Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

03456 789 000



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