COOPER GREEN POOKS

25 Frankwell, Shrewsbury, SY3 8JY

£130,000
£850 pcm

- An outstanding opportunity to acquire a very prominent, comprehensively refurbished corner shop.
- Currently fitted out as a cafe with fixtures and fittings available by separate negotiation.
- Benefits from additional trading/seating upstairs.
- Prominent corner position on Frankwell gyratory directly in front of the pedestrian crossing.
- Would suit someone looking to own and run an 'oven-ready' cafe property.
- Traditional fully glazed frontage fitted with secondary glazing and superb window aspect from first floor.
- Nearby occupiers include Shoe b do (children's footwear), Trailhead (cycling shop - mountain bikes), Dave Mellors (cycling shop - road bikes), Little Explorers (children's nursery), Distinctive Bridal, Everyman's off licence, Aesthetics (beauty and skin clinic), Soul (beauty and hair salon) and The Shrewsbury Framing Studio. As well as being a short distance to The theatre Severn and the Welsh Bridge heading into Shrewsbury town centre.

For further information, contact:
Andrew Birtwistle MRICS | 07775 703 246 | ab@cgpooks.co.uk
James Satoor | 07494 328 693 | james.satoor@cgpooks.co.uk
Cooper Green Pooks | 01743 276 666 | 3 Barker Street, Shrewsbury, SY1 1QF

Location

Frankwell sits on the North-West bank of the River Severn and is connected to the town centre by the historic Welsh Bridge. It is one of Shrewsbury's oldest suburbs and is a bustling market place of independent retailers blended with densely populated residential streets.

25 Frankwell occupies a prominent corner position fronting Frankwell roundabout and is directly opposite the principle pedestrian crossing. All local amenities are to hand with Frankwell short and long stay car parks within short walking distance and with free short stay parking located around the Frankwell gyratory itself.

As the county town and administrative centre of Shropshire, Shrewsbury has a borough population of roughly 80,000 (according to previous census), a 5% rise since 2020 and a larger catchment extending into Mid Wales of roughly 600,000 people. It is strategically situated at the intersection of the A49 from the South of Wales and the A5 trunk road leading to the North of Wales and Telford and Birmingham on the M54.

Description

The property comprises a prominent lock-up shop with ground floor sales and additional space at first floor. The shop has previously been used as a café and the property has been comprehensively refurbished to include a new ground floor, complete re-wire and installation of secondary glazing. The building benefits from an extensive glazed frontage ensuring excellent visibility to passing pedestrian and car borne traffic as well as noise reduction and minimizing heat loss. The first floor also has excellent natural light from a pair of generously sized leaded windows also fitted with secondary glazing. There is a small kitchenette at ground floor level and a separate w/c at first floor level.

We would highlight that the ground and first floor are triangular in shape.

The property also contains a cellar which has reduced head height and is accessed via a small trap door with a ladder down located to the rear of the unit. Any inspection of the cellar is strictly at viewer's own risk.

Retail in Shrewsbury

In 2025, Shrewsbury was named number one in the Telegraph's list of UK's best high streets for the second year in a row. 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 2025 with more than £135million spent by visitors to it's town centre shops and businesses, outperforming GB benchmarks.

In the wider context Shropshire's visitor economy as a whole surpassed £1 billion for the first time in 2025, a 10.1% increase from 2024, supported by its 10.66 million visitors.

what3words ///rents.length.models

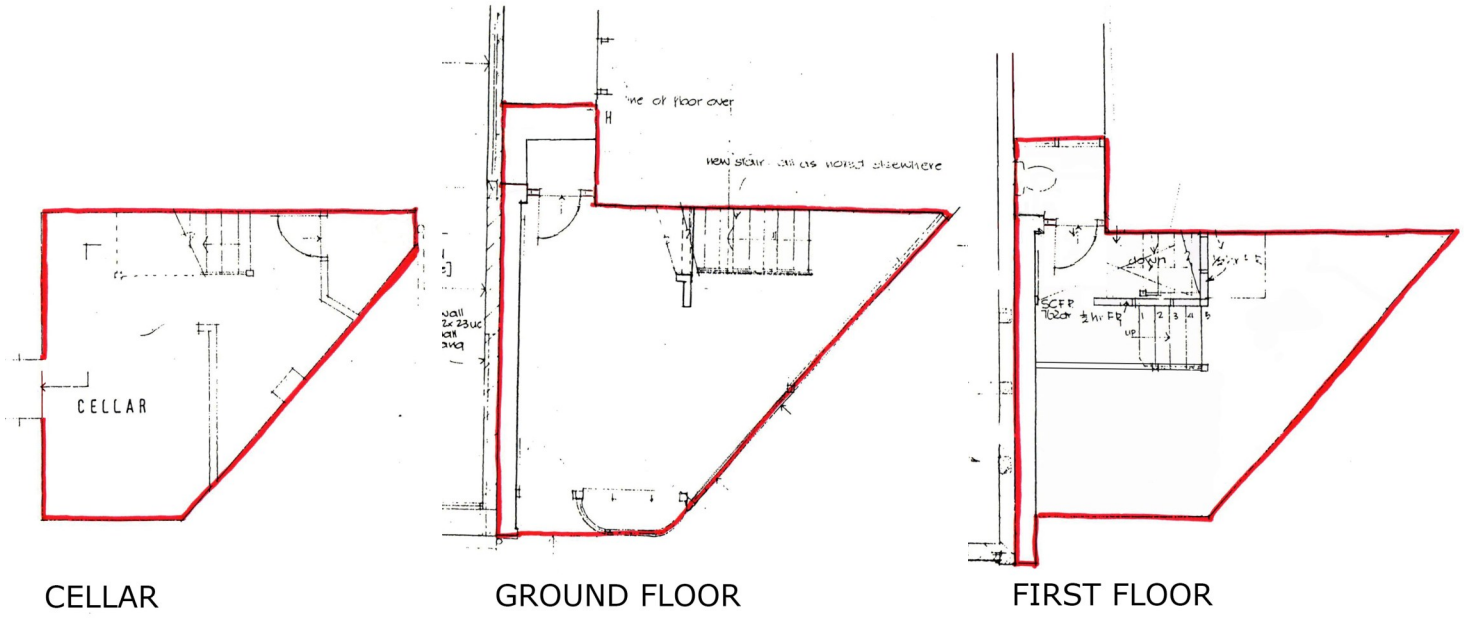
Tenure

Freehold purchase with vacant possession.
Alternatively, the building is available to let with 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	Description	Size (sq ft)	Size (m²)
Basement	Storage	130	12.1
Ground Floor	**Sales Area**	**160.7**	**14.93**
Ground Floor	Frontage	28 ft	8.53 m
Ground Floor	Depth	13 ft	3.96 m
First Floor	**Seating**	**102.3**	**9.5**
First Floor	WC		
	Total	393 sq ft	36.53 m²



Floorplan for illustrative purposes only.

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

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.

Anti Money Laundering
In line with UK anti-money laundering regulations, two forms of ID will be required to verify identities and confirm sources of funds for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Costs
Each party is liable for their own legal fees incurred in this transaction.

Fixtures and Fittings
All items usually classed as the Tenants Fixtures and Fittings and not mentioned in these particulars are excluded from the transaction.

Rateable Value £4,000
(1st April 2026)
Interested parties are advised to make their own enquiries with the Local Authority as to what their Business Rates will likely be.

EPC C 61

Local Authority
Shropshire Council
The Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

0345 678 9000

RICS Regulated by RICS

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.