

**COOPER
GREEN
POOKS**

Freehold Investment
For Sale
Vacant Possession

2-3 Dogpole
Shrewsbury, SY1 1EN

£325,000



Ground Floor Retail Unit

Summary

- Mixed use Town Centre investment opportunity offered for sale with vacant possession.
- Comprising a ground floor retail unit with a traditional glazed double frontage with two separate entrances and basement storage and 2 x two bedroom flats accessed via a separate entrance off Dogpole.
- Grade II Listed.
- Located at the intersection of Wyle Cop and Dogpole.
- Each Saturday Wyle Cop and The High Street become pedestrianized, which draws additional foot traffic.
- Nearby occupiers include The Wellness Atelier, Vinterior, Claire Mischevani (womens clothing), Its Feet First (children's footwear), Botanique (florists), The Specialist Whisky Shop, Blushies (swimwear and lingerie), E & J Jewellers and The Soden Collection (gallery) amongst a wide variety of other independent retailers and cafes.



Flat 1
Living Room

2-3 Dogpole, Shrewsbury, SY1 1EN



Flat 2
Kitchen with Dining Area

For further information, contact:
Cooper Green Pooks
01743 276 666 (Option 3)
3 Barker Street, Shrewsbury, SY1 1QF

Chris Pook
07754 513 067
cjp@cgpooks.co.uk

Andrew Birtwistle MRICS
07775 703 246
ab@cgpooks.co.uk

Description:

The property comprises a double fronted retail area with two separate entrance doors. Forming a historic Grade II listed building arranged over three floors plus a cellar, the property offers excellent retail space and two spacious two bedroom flats.

The first and second floor flats are accessed via a separate entrance off Dogpole and both comprise of kitchen/living area, bathroom and two bedrooms.

Location:

The property is located on Dogpole just off Wyle Cop, one of the main routes through the town centre. Neighbouring occupiers include Vinterior, Excentric (collectibles), SY1 Hair and Creative Audio with Teestar (Footwear) and Its Feet First (children's footwear) opposite.

Nearby parking can be found at the NCP Wyle Cop and St Julian's Friars Car Parks.

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.

 [what3words herbs.honest.empire](https://www.what3words.com/what3words-herbs.honest.empire)

Shrewsbury and Retail

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 its 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 10,660,000 million visitors.

2-3 Dogpole, Shrewsbury, SY1 1EN



Accommodation

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

All measurements are approximate).

Floor			Size (sq ft)	Size (m ²)
Cellar				
Ground Floor	Sales Area	NIA	532	49.42
Ground Floor	Kitchen	NIA	59	5.48
Ground Floor	Storage	NIA	94	8.76
Ground Floor	Entrance for Flats			
First Floor	Flat 1	GIA	779.4	72.3
Second Floor	Flat 2	GIA	725.4	67.4
Total			2,189.8 sq ft	203.4 m²

Compliance

Energy Performance Rating:

Retail Unit **C** 53
Flat 1 **D** 59
Flat 2 **D** 60

EICR

Flat 1 Expires 20/10/2027
Flat 2 Expires 17/11/2030

GSC

Flat 1 Expires 29/05/2026
Flat 2 Expires 04/09/2026

Services (not checked or tested):

All mains services are understood to be available subject to connection charges by the utility companies. Gas fired radiator central heating.

Planning:

The property forms part of a Grade II Listed Building within Shrewsbury's Town Centre Conservation Area.

We understand the property has an existing ground floor use for Class E.

Interested parties are encouraged to satisfy themselves of the planning position regarding their intended use.

VAT:

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

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 sale.

Costs:

Each party is to pay their own costs incurred in the transaction.

Rateable Value:

Retail Unit £17,000

1st April 2026

Council Tax Band

Flat 1 A
Flat 2 B

Local Authority:

Shropshire Council

Guildhall

Frankwell Quay

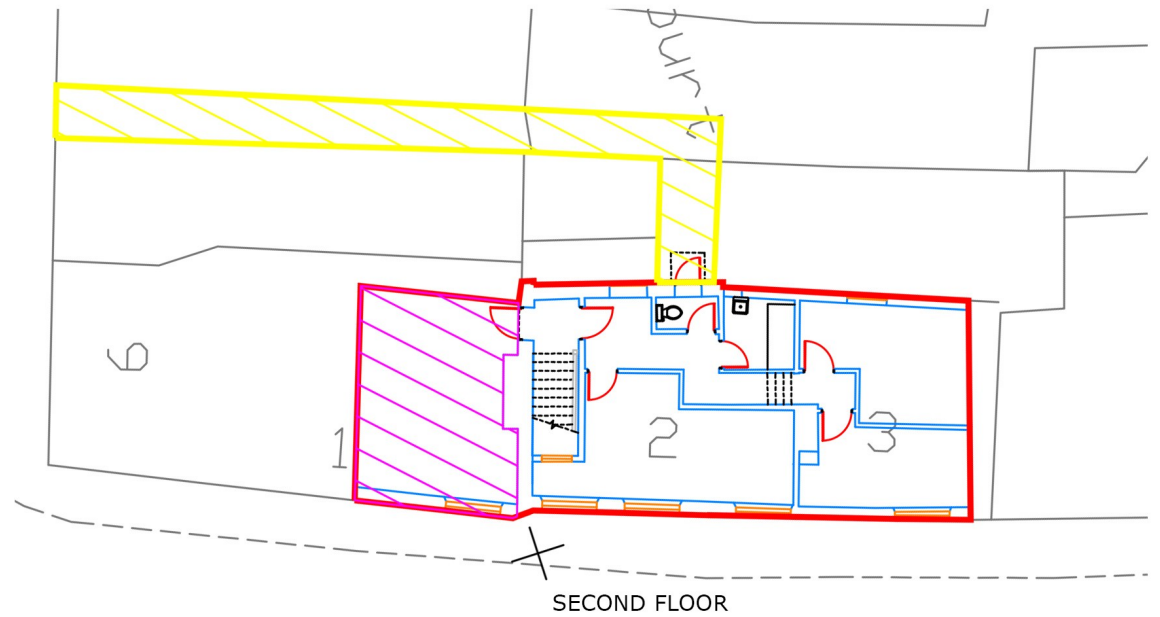
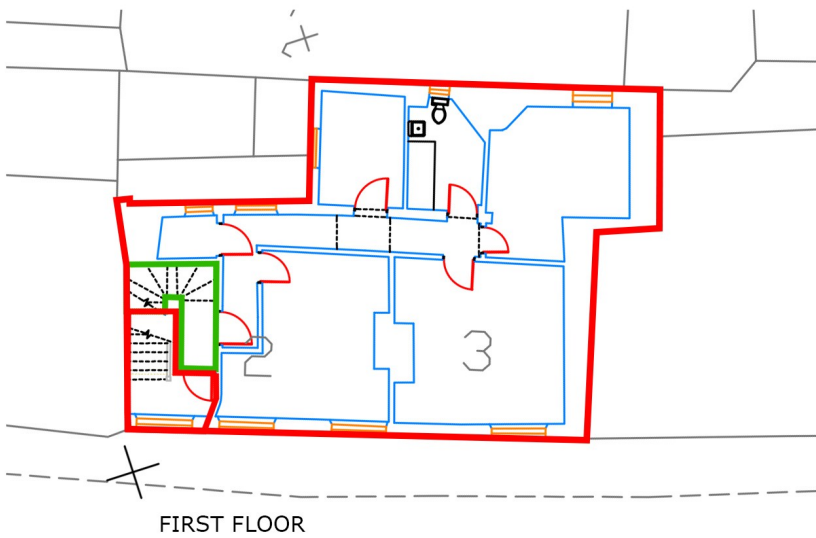
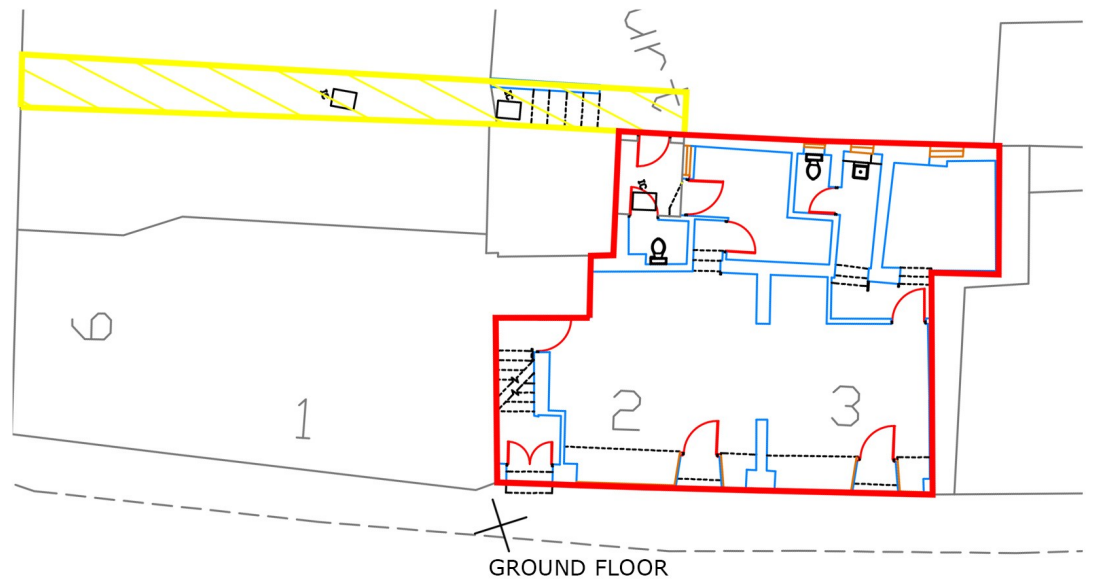
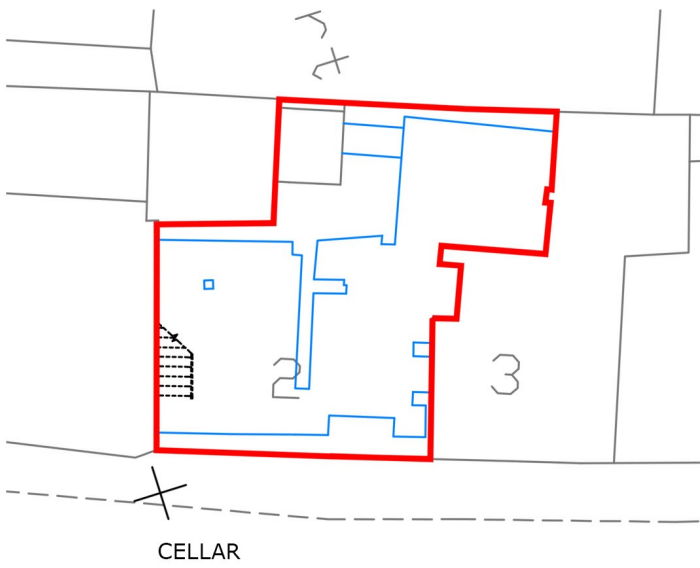
Shrewsbury

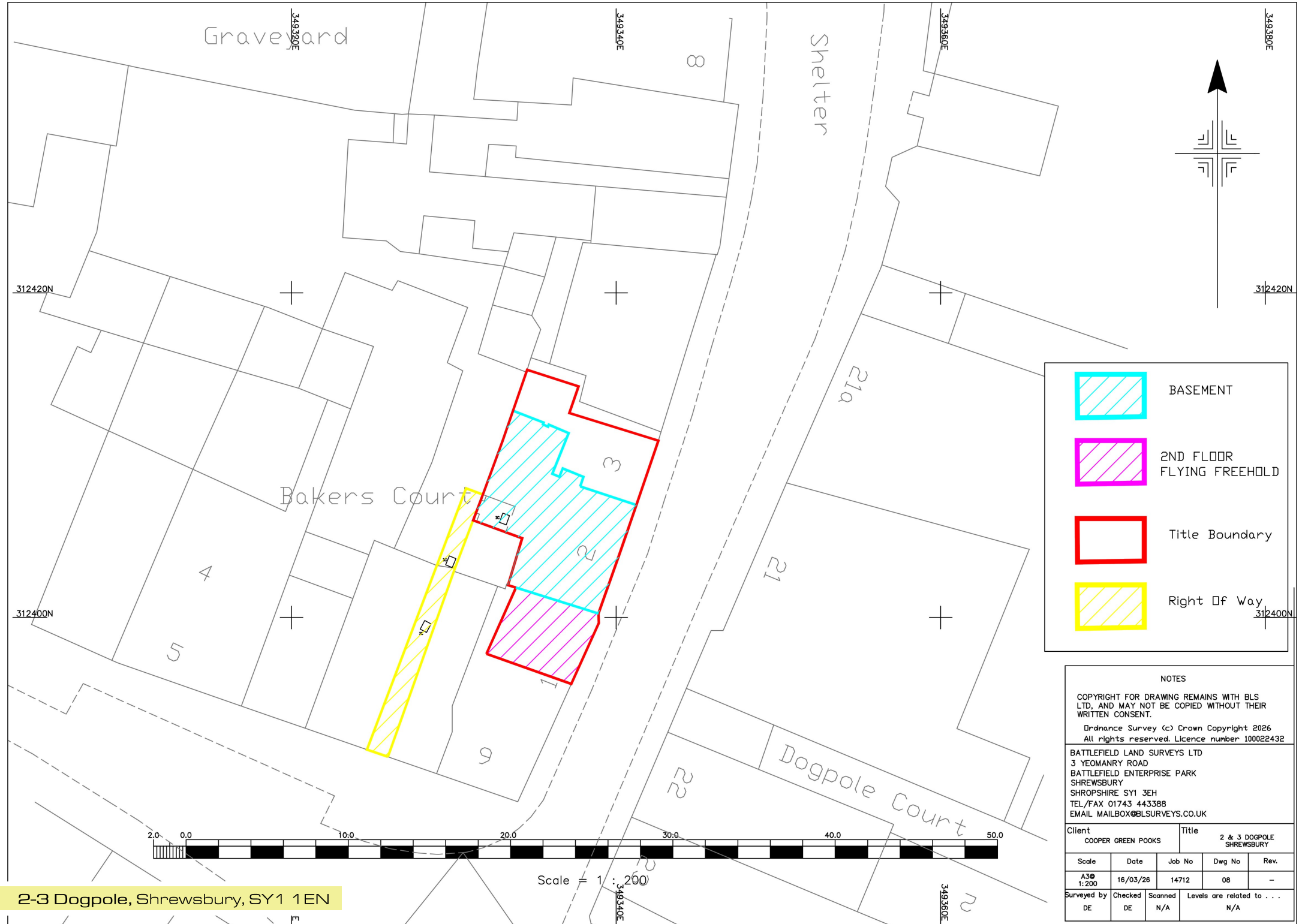
SY3 8HQ





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.





	BASEMENT
	2ND FLOOR FLYING FREEHOLD
	Title Boundary
	Right Of Way

NOTES

COPYRIGHT FOR DRAWING REMAINS WITH BLS LTD, AND MAY NOT BE COPIED WITHOUT THEIR WRITTEN CONSENT.
 Ordnance Survey (c) Crown Copyright 2026
 All rights reserved. Licence number 100022432

BATTLEFIELD LAND SURVEYS LTD
 3 YEOMANRY ROAD
 BATTLEFIELD ENTERPRISE PARK
 SHREWSBURY
 SHROPSHIRE SY1 3EH
 TEL/FAX 01743 443388
 EMAIL MAILBOX@BLSURVEYS.CO.UK

Client COOPER GREEN POOKS		Title 2 & 3 DOGPOLE SHREWSBURY		
Scale A3@ 1:200	Date 16/03/26	Job No 14712	Dwg No 08	Rev. -
Surveyed by DE	Checked DE	Scanned N/A	Levels are related to . . . N/A	

2-3 Dogpole, Shrewsbury, SY1 1EN

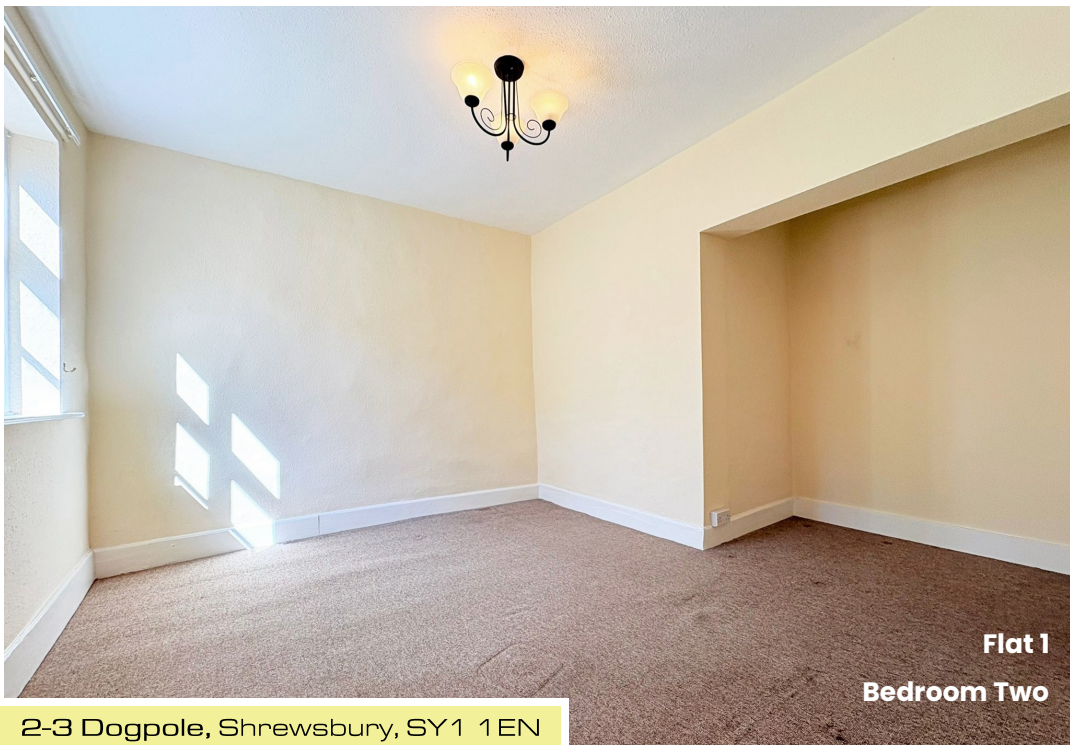
Scale = 1 : 200



Retail Unit Ground Floor



Retail Unit Kitchenette



**Flat 1
Bedroom Two**

2-3 Dogpole, Shrewsbury, SY1 1EN



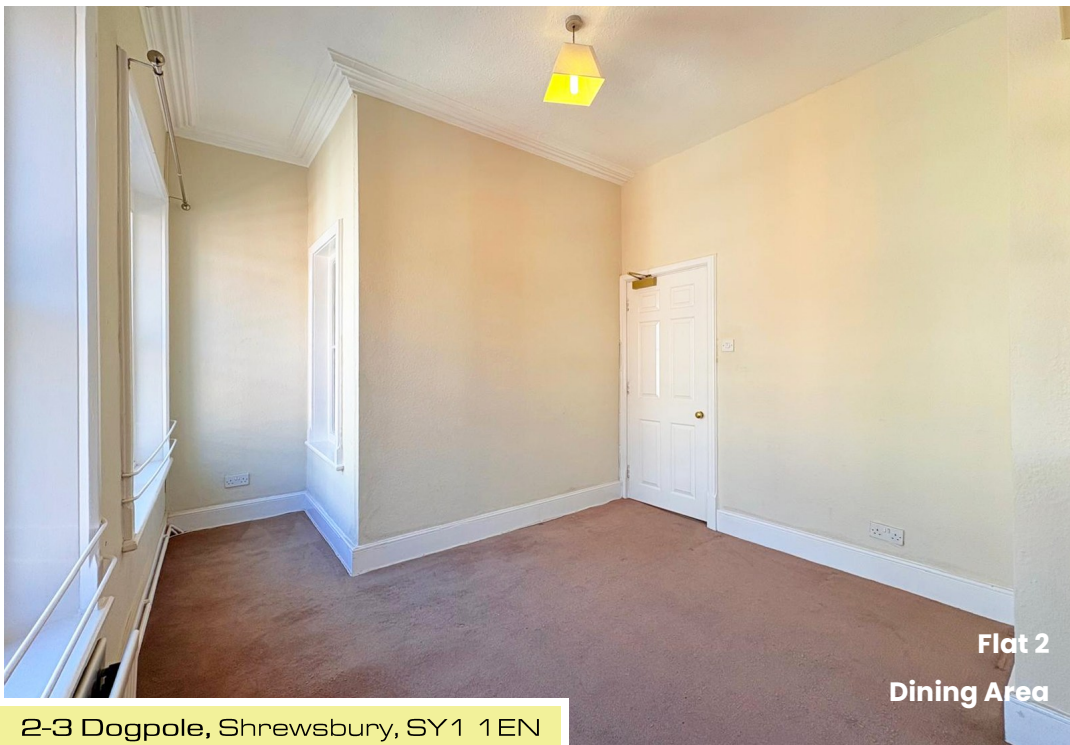
**Flat 1
Kitchen**



Flat 2,
Living Room



Flat 2,
Bathroom



Flat 2
Dining Area



Flat 2
Kitchen