



59 High Street,
Newport, Shropshire, TF10 7AU

£18,000 pa (exclusive)

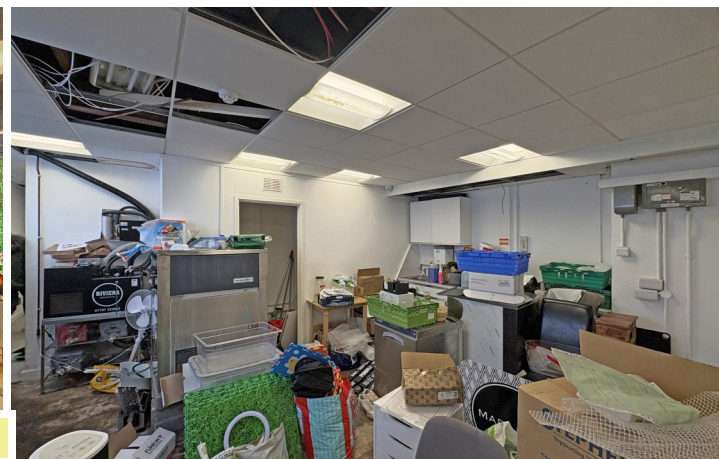


Summary

- Prominent High Street Retail Unit available to let on a new lease.
- Net Internal Area approximately 1,467 sq ft. (136.26 m²)
- Prime town centre location adjacent to Greggs.
- Spacious open-plan ground floor, suitable for a variety of uses.
- Occupying part of a Grade II Listed building.
- Large window display and recessed entrance to High Street.
- Nearby occupiers include Greggs, Newport Community Library, Get Connected, HSBC Bank, The Barley (pub), as well as independent retailers and cafes and Haberdasher Adams Grammar School.



59 High Street, Newport, Shropshire, TF10 7AU



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

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

James Satoor
 07494 328 693
 james.satoor@cgpooks.co.uk

Location:

The property occupies a prominent position off The Square at its junction with the High Street, Stafford Street and St. Mary's Street, providing ample footfall as well as road-side visibility.

Haberdashers' Adams, a Grammar School with boarding facilities is also situated along the High Street and Harper Adams University is situated just outside the town centre and has a student population of over 5,000, in addition to the Town's residential population of approximately 10,000 people.

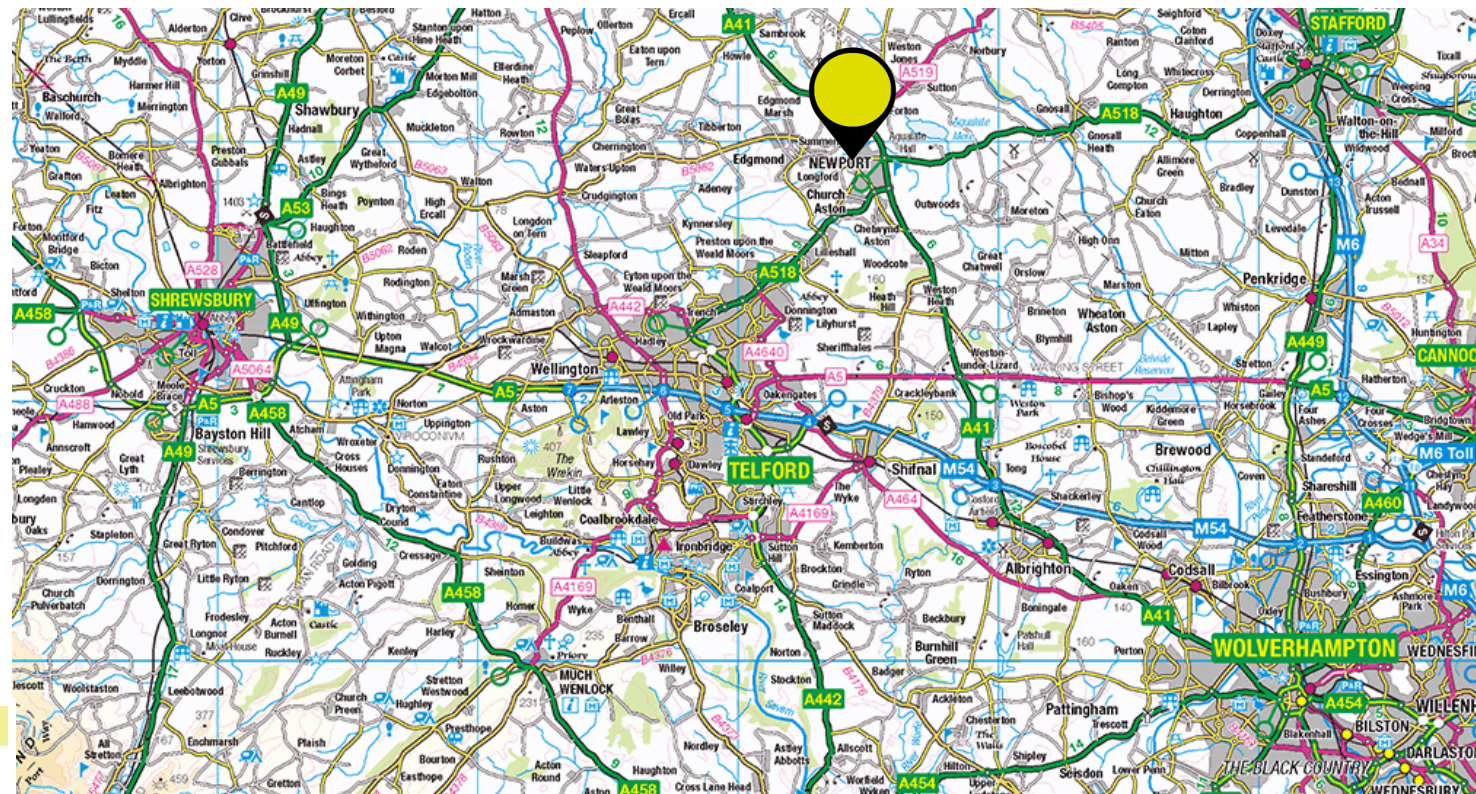
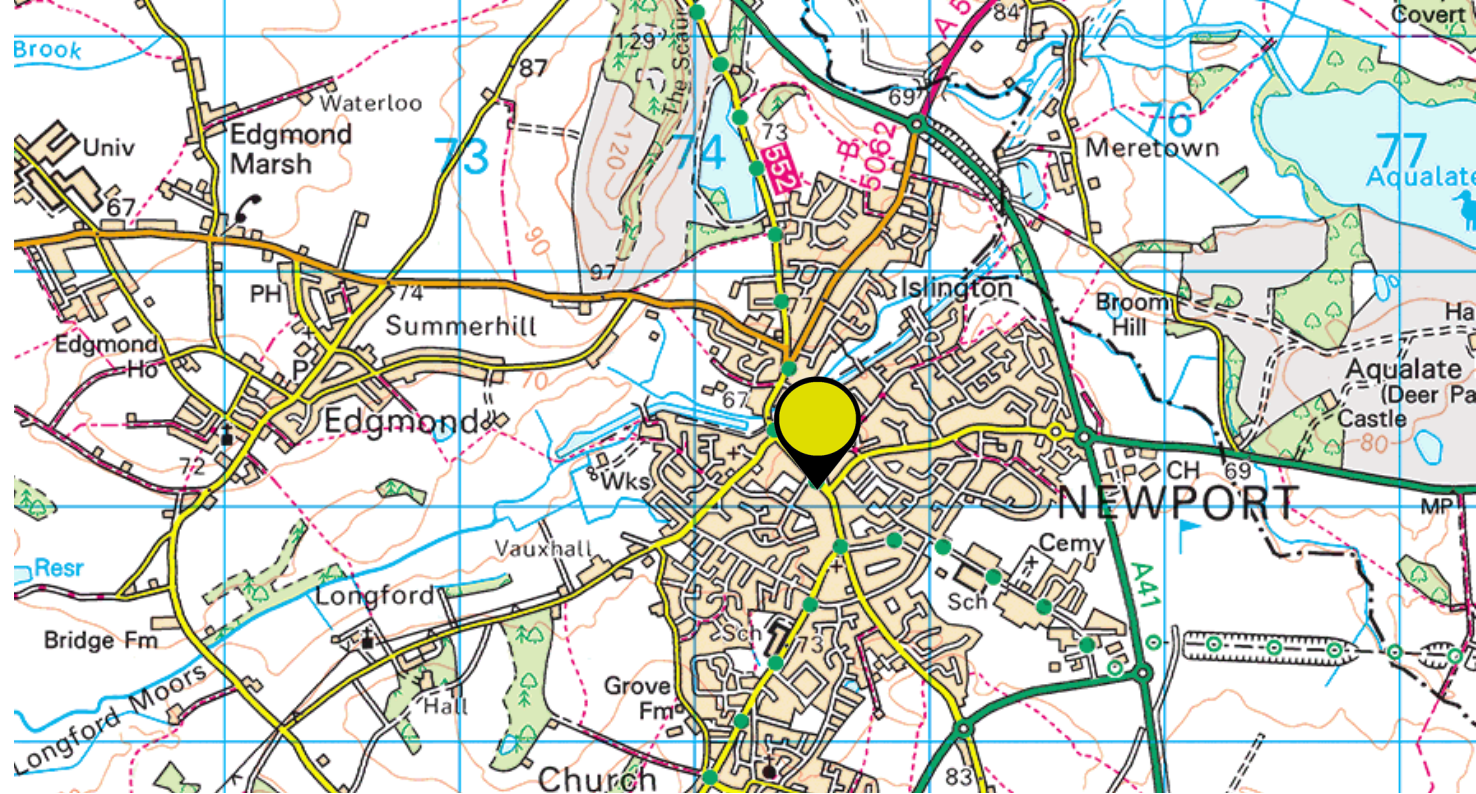
Close to all town centre amenities including free public car parking facilities and bus stops.

Located on the Shropshire/ Staffordshire border, Newport is conveniently situated close to the A41 which connects to the M54 (junction 3, 8 miles), Telford Town Centre is 10 miles away, Stafford is 13 miles away, Whitchurch is 22 miles away, Shrewsbury is 24 miles and Wolverhampton 18 miles away.

Description:

The property comprises a three storey attractive Grade II Listed building beneath a pitched tiled roof with brick elevations and a later addition of a single storey extension under a flat roof at the rear. The front of the property is rendered, painted and incorporates Greek Doric style columns along the facade and features a number of retained period features including sash windows and quoin stones. There is a passageway at the right hand side of the facade that provides access to the rear of the property.

The unit is currently occupied by a cocktail bar and is divided into an open plan sales area with bar, a kitchen and storage areas at the rear and basement storage.



 what3words  handsets.balanced.contain

59 High Street, Newport, Shropshire, TF10 7AU

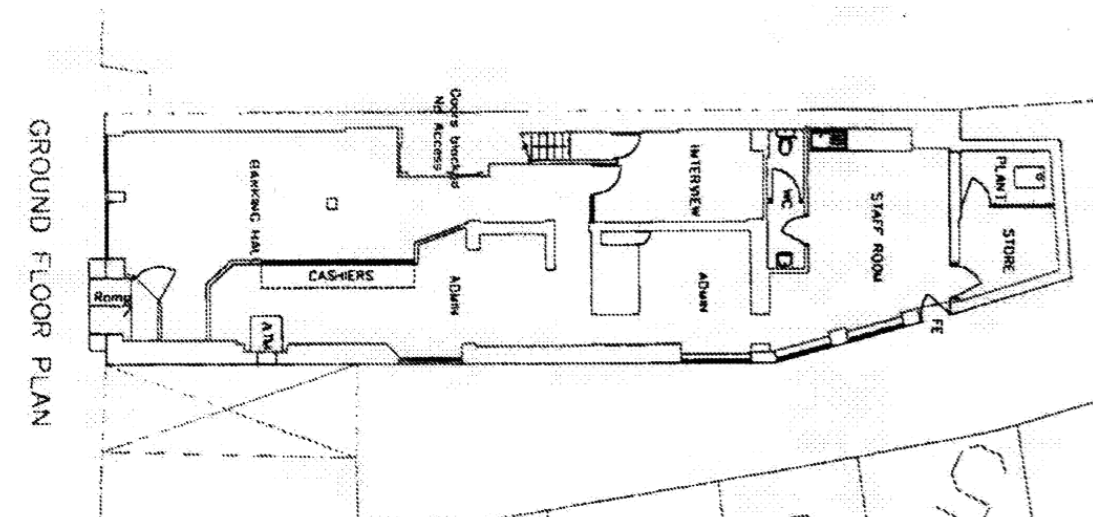
Tenure

The premises is available to let on a new lease (terms to be agreed), on a Tenant's Internal Repairing and Insuring basis.

Accommodation

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

Floor		Size (sq ft)	Size (m ²)
Ground Floor	Internal width	21' 4"	6.5 m
Ground Floor	Shop depth	59' 1"	18 m
Ground Floor	Sales Area	956	88.79
Ground Floor	Kitchen Staff Accommodation	242	22.46
Ground Floor	Storage	63	5.86
Ground Floor	Plant Room	39	3.63
Ground Floor	W.C.		
Basement	Storage	167	15.52
Total		1,467 sq ft	136.26 m²



59 High Street, Newport, Shropshire, TF10 7AU

For illustrative purposes only

Deposit

A rental deposit may be required at lease completion.

Services (not checked or tested):

It is understood that all mains services except 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. The premises are also situated within the Newport 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 incoming 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: £17,250

1st April 2026

Energy Performance Rating: **D 89**

Local Authority:

Telford and Wrekin Council

Addenbrooke House

Ironmasters Way

Telford

TF3 4NT

01952 380 000



Plans Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown Copyright reserved | Licence No. ES762482

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.