

**COOPER
GREEN
POOKS**

For Sale



22 Dogpole,
Shrewsbury, SY1 1ES

£300,000

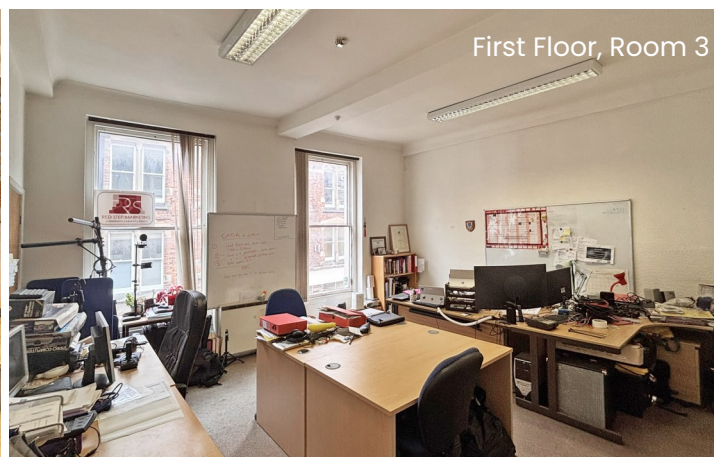


Summary

- Prominent town centre mixed-use owner-occupier opportunity.
- Ground floor retail unit with ancillary basement accommodation.
- Self-contained office accommodation over first and second floors.
- Grade II Listed period building with attractive character features.
- Located on established Dogpole retail pitch within Shrewsbury town centre.
- Suitable for a variety of alternative uses, subject to obtaining the necessary statutory consents.
- Total accommodation extending to approximately 2,433 sq ft (226 m²).



Ground Floor, Retail Area



First Floor, Room 3

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

22 Dogpole, Shrewsbury, SY1 1ES

Location:

The property is located on Dogpole just off Wyle Cop, one of the main routes through the town centre. Neighbouring occupiers include Claire Mischevani (women's clothing boutique), Vinterior, The Wellness Atelier, SY1 Hair, Creative Audio and It's Feet First (children's footwear) as well as a wide variety of other independent operators.

Nearby parking can be found at NCP Wyle Cop and St Julian's Friars Car Parks and there are loading bays a short walk from the property at the top of Wyle Cop.

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 comprises a mid-terraced, Grade II Listed mixed-use building arranged over basement, ground, first and second floor levels. The building is of traditional construction and forms part of an attractive historic terrace within Shrewsbury town centre.

The ground floor retail accommodation is arranged to provide a front sales area fronting onto Dogpole, with steps up to a rear sales area. To the back of the shop are ancillary facilities currently configured as staff accommodation and storage. There is also a pedestrian entrance at the side of the property accessed via Dogpole Court.

The upper floors are separately accessed off Dogpole and provide office accommodation extending across the first and second floors. Internally, the accommodation is arranged to provide a mixture of larger open-plan working areas together with a number of smaller individual office rooms. The layout offers flexibility for a range of different uses, with the accommodation benefiting from good natural light and attractive character features.

The property offers a rare opportunity to acquire a well-positioned town centre building with flexibility for a range of different uses. The property's layout and configuration provide scope for a range of different uses, including the potential for redevelopment into residential, subject to obtaining the appropriate statutory consents.



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.

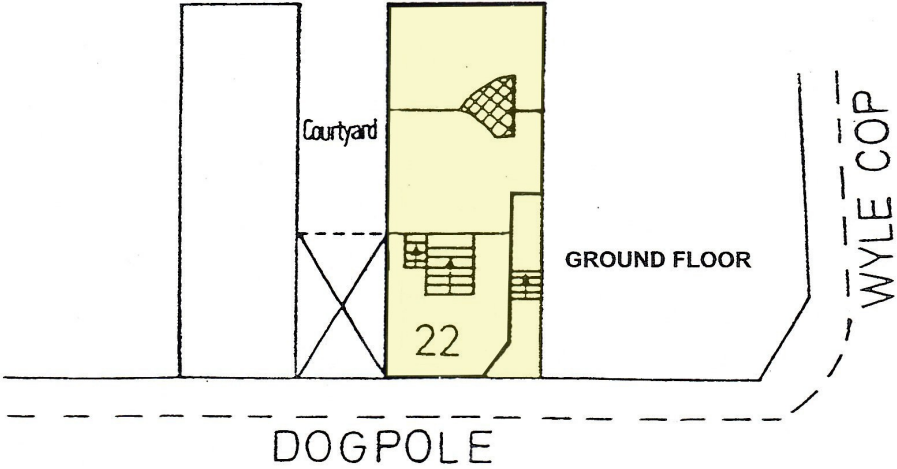
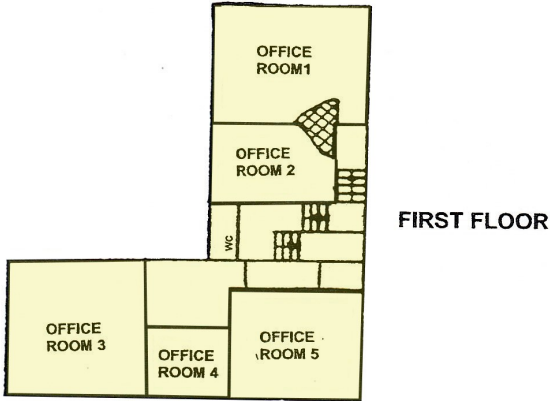
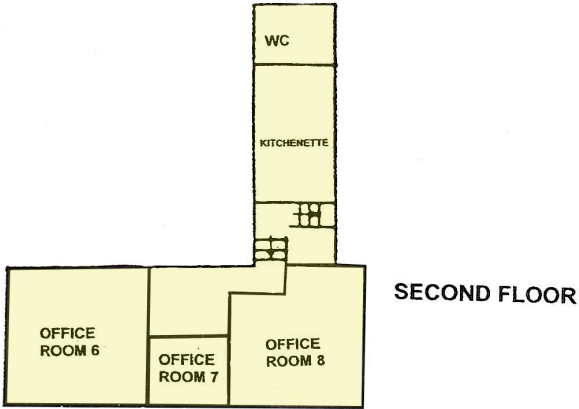
Given such accolades, it is hardly surprising that Shrewsbury's High Street attracted record footfall numbers in December 2025 with more than £135million spent by visitors to it's town centre shops and businesses, outperforming GB benchmarks.

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.

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)
Cellar	Storage	199	18.5
Ground Floor	Gross Frontage	13'4"	4.06 m
Ground Floor	Front Retail Area	461	42.9
Ground Floor	Rear Retail Area	123	11.4
Ground Floor	Staff Accommodation / Storage	93	8.6
Ground Floor	Communal Entrance to Uppers		
First Floor	Offices	970	90.1
Second Floor	Offices	587	54.5
Second Floor	Kitchenette w/c		
Total		2,433 sq ft	226 m²





Ground Floor, Retail Unit



Ground Floor, Retail Unit



Ground Floor, Retail Area

22 Dogpole, Shrewsbury, SY1 1ES



Cellar



First Floor, Room 1



First Floor, Room 5

22 Dogpole, Shrewsbury, SY1 1ES

Services (not checked or tested):

It is understood that all mains services are available (except gas). 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 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 Vendor had elected not to charge VAT on the sale.

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 is 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:

1st April 2026

Ground Floor	£10,750
1st Floor Front	£6,000
1st Floor Rear	£3,900
2nd Floor	£4,550

Energy Performance Rating:

Rooms 1 & 2	C 74
Rooms 6, 7 & 8	D 91
Remaining space	C 75

Local Authority:

Shropshire Council
The 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.