

To Let
Business Sale
Considered



77 Wyle Cop, Shrewsbury, SY1 1UT

£18,000 pa (exclusive)



Summary

- Prominent town centre unit available to let.
- Ground floor retail area approximately 266 sq ft. (24.75 m²)
- Floor to ceiling glazed window with double height ceiling.
- Occupying part of a Grade II listed building.
- Extensive cellar storage.
- Located at the intersection of Wyle Cop and Dogpole.
- On Saturdays Wyle Cop and The High Street become pedestrianised drawing additional foot traffic.
- Within walking distance to surface level car parks.
- Nearby occupiers include The Wellness Atelier, Claire Mischevani (womens clothing), Its Feet First (children's footwear), Snoop (gift and homeware), The Specialist Whisky Shop, Blushies (swimwear and lingerie), E & J Jewellers and Cooking Kneads amongst a wide variety of other independent retailers, restaurants and cafes.



For further information, contact:
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Tenure

The shop is available on a new lease 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		Size (sq ft)	Size (m ²)
Ground Floor	Gross Frontage	16 ft	4.9 m
Ground Floor	Shop Depth	16.6 ft	5.03 m
Ground Floor	Retail Area	266	24.75
Cellar	Storage Rooms	402	37.3
Cellar	WC		
Total		668 sq ft	62.05 m ²

Virtual Tour



GROUND FLOOR



CELLAR

For illustrative purposes only

Deposit

A rental deposit equivalent to 3 months rent will be payable on completion of the lease.

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.

Service Charge:

There is a service charge payable in addition for the servicing and maintenance of the whole building fire alarm system. Further details available from the letting agent.

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 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 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:

£10,500

1st April 2026

Energy Performance Rating:

C 71

Local Authority:

Shropshire Council

03456 789 000

The Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ



IMPORTANT NOTICE: Cooper Green Pools 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 Pools 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.

Existing Business Sale Considered, but on basis a New Lease would be granted.

Botanique

An Established Florist & Lifestyle Retail Business in the Heart of Shrewsbury

Botanique is a beautifully curated florist and lifestyle retail business with a strong, successful identity and an enviable position in one of Shrewsbury's most prestigious and highly visible locations. Housed within a stunning historic building with impressive floor-to-ceiling windows, the shop is widely regarded as one of the most attractive and recognisable retail spaces in the town, regularly described by visitors as "the best shop in Shrewsbury."

Inspired by contemporary European floristry, Botanique embraces the concept of the whole home, offering far more than traditional flowers. Alongside fresh blooms, the business has developed a carefully selected lifestyle offering including houseplants, vases, vessels, faux flowers and botanical accessories, creating multiple income streams and a distinctive retail experience.

Founded in Shrewsbury's award-winning Market Hall, Botanique relocated to Wyle Cop five years ago and has continued to grow, establishing a loyal and discerning customer base. **The business enjoys consistent annual turnover averaging £145,000, delivering healthy margins with approximately 50% gross profit and 20% net profit from the bricks-and-mortar operation alone.** Trade is particularly strong during key seasonal periods including Valentine's Day, Mother's Day and Christmas.

Botanique has been professionally branded throughout and has built a strong reputation and identity, supported by an engaged social media following of over 2,600 followers. Customers are predominantly loyal, returning and quality-driven, with many shopping regularly and investing well in their homes and interiors.

There remains considerable scope for future growth. Opportunities exist to expand wedding and event floristry, funeral work, corporate contracts, hotel accounts and commercial installations. In addition, the business benefits from an established e-commerce website which offers significant potential for increased online sales with focused marketing. The current owner has preferred to concentrate on the personal relationships and exceptional customer experience that have become synonymous with the Botanique brand.

Practical features of the premises further enhance the operation, with a spacious cellar providing ideal year-round cool storage and preparation space for fresh flowers.

Botanique represents a rare opportunity to acquire a highly regarded, beautifully presented and fully branded business with a strong reputation, established customer base and significant potential for continued growth.

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