



1 Mardol / 15 Claremont Street
Shrewsbury, SY1 1PY

£20,000 pa (exclusive)



Ground Floor Retail Area



Ground Floor Retail Area



First Floor Storage

1 Mardol / 15 Claremont Street, Shrewsbury, SY1 1PY

Summary

- Rare opportunity to let a prominent corner unit in Shrewsbury Town Centre. It has been occupied by the same Tenant for over 20 years.
- Potential to retail from the first floor.
- Located at the very busy pedestrian intersection of Mardol, Claremont Street and Mardol Head.
- Benefits from significant passing footfall and pedestrian dwell time in the pedestrianised junction outside the shop.
- Street parking outside and a short walk to multiple surface level car parks.
- A three storey Grade II Listed building.
- On Saturdays Wyle Cop, the High Street and Shoplatch become pedestrianised drawing additional foot traffic.

For further information, contact:
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Location:

Occupying a prominent corner position at the intersection of Mardol and Claremont Street, forming part of the one way vehicular route through the town centre. The building sits opposite Darwin's Gate; a sculptural meeting place and pedestrianised area joining Mardol Head to Shoplatch at the bottom of Pride Hill.

Nearby occupiers include Art Framing, Marie Curie (charity shop), Rohan (outdoor wear), Lakeland, Natwest, French Connection, Blacks (outdoor wear), Timpsons, Specsavers and Shrewsbury's award winning Market Hall, amongst a variety of other National and independent traders such as Estate Agents, restaurants and Travel Agents.

There is street parking along Mardol and Claremont Street, as well as multiple surface level car parks and the multi-story car park within walking distance. The building is also close to Shrewsbury's Railway and Bus Stations.

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.

Shrewsbury has a resident urban population of approximately 80,000 people with a County-wide population in excess of 325,000.

Description:

The shop comprises the whole of a Grade II listed building of brick elevations under a pitched tiled roof. The space is arranged over three floors with the ground floor and first floor suitable for retail and the remainder as storage. The shop benefits from a full height glazed return frontage to capitalise on the significant footfall past the door along Claremont Street and Mardol.

The signage fascia was refurbished in 2025 and presents well onto the street. The Landlord intends to refurbish the unit to a 'white box' standard via dilapidations and the asking rent assumes this.



Shrewsbury's Town Centre:

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.

Additionally, Food and Beverage is Shrewsbury's largest sector, occupying over 28% of the town centre with a spend of over £46.5 million in 2025 - almost twice as much as any other sector.

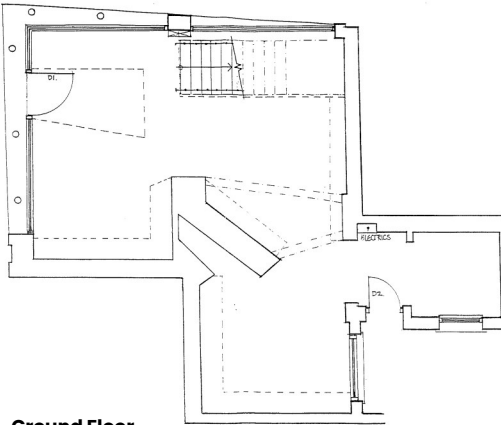
In the wider context Shropshire's visitor economy as a whole surpassed £1 billion for the first time in 2025, a 10.1% increase from 2024, supported by its 10.66 million visitors.

Accommodation

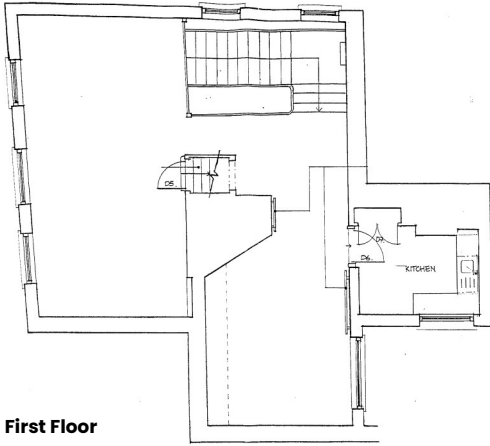
(Measured in accordance with the RICS Code Of Measuring Practice.

All measurements are approximate and are on a net internal floor area basis).

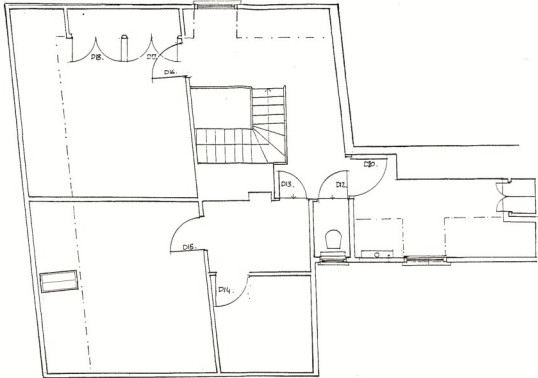
Floor		Size [sq ft]	Size [m²]
Ground Floor	Retail Area	388	36
Ground Floor	Storage	65	6
First Floor	Retail Area / Storage	515	47.8
First Floor	Storage	63	5.9
Second Floor	Storage	425	39.5
Total		1,456 sq ft	135.2 m²



Ground Floor



First Floor



Second Floor

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Deposit

A rental deposit may be required at lease completion.

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 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: £20,750
1st April 2026

Energy Performance Rating: D 79

Local Authority:

Shropshire Council
The Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

03456 789 000



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.