



54-55 Longden Coleham
Shrewsbury, SY3 7DH

£20,000 pa (exclusive)



Summary

- Prominent Ground Floor Retail Unit Available To Let.
- Approximately 963 sq ft. (89.51 m²).
- Situated opposite Greyfriars Bridge.
- Spacious open-plan ground floor, suitable for a variety of uses.
- Fully glazed frontage with elevated entrance.
- Nearby occupiers include Walsh Butchers of Shrewbsury, Longden Coleham Junior School, Spar, Fade Inn (barbers), The Allotment (zero waste grocery shop), Chanelle Hairdressers, Forget Me Not Flowers (florists), Unity (tattoo studio), Coffee House Co, Velo Fit Bike Store amongst a variety of other independent retailers.



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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

Tenure

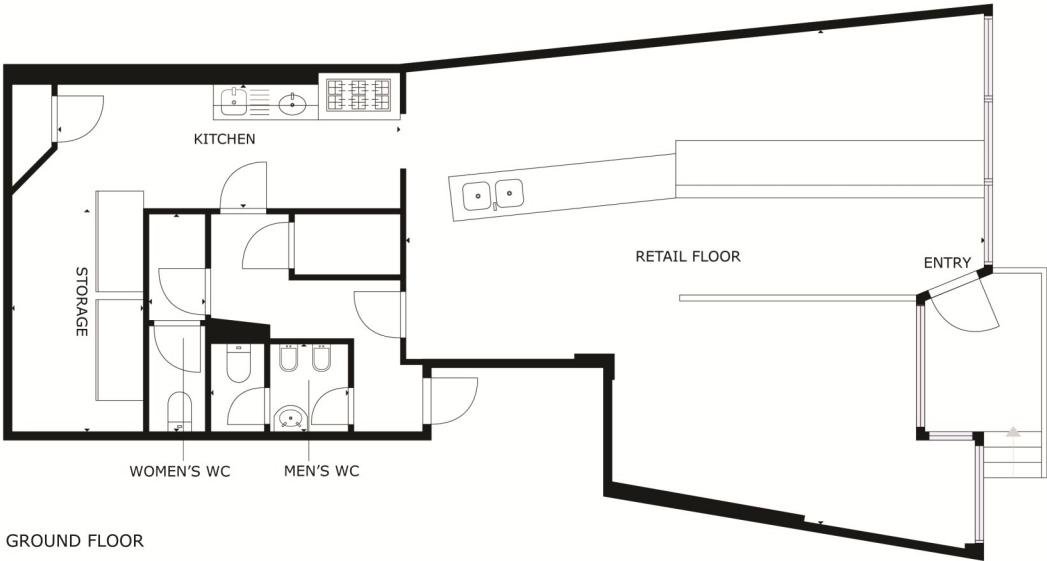
The shop unit is available by way of a new lease (terms to be agreed).

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 [m²]
Ground Floor	Retail Area	738	68.61
Ground Floor	Kitchen	135	12.54
Ground Floor	Storage	90	8.36
Ground Floor	W/Cs		
Total		963 sq ft	89.51 m²



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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 connected / 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.

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.
Should an incoming Tenant wish to continue operating the premises as a fish and chip shop, the existing fixtures and fittings are available by separate negotiation.

Rateable Value: £12,000
1st April 2026

Energy Performance Rating: TBC

Local Authority:
Shropshire Council 03456 789 000
The Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ



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