



84a Wyle Cop & 51 High Street  
Shrewsbury, SY1 1ST

£15,000 per annum



## Summary

- Self-contained offices available to let on a new lease.
- Office suites approximately 829 sq ft (77.05 m<sup>2</sup>) to 2,094 sq ft (194.5 m<sup>2</sup>).
- Arranged over ground floor (entrance), first and second floors with separate access of Wyle Cop and High Street.
- Prominently situated on the corner of Wyle Cop and the High Street.
- Forming part of an attractive Grade II listed property.
- On the main arterial route through the town centre.
- Town Centre parking is available by separate negotiation.
- Within walking distance to multiple town centre car parks, on street parking, as well as Shrewsbury's Railway and Bus Stations.
- All town centre amenities at hand.
- On Saturdays Wyle Cop and the High Street become pedestrianised drawing additional foot traffic.
- Wyle Cop is reputedly the UK's longest run of independent retailers.
- Nearby occupiers include a variety of independent traders including Food & Beverage, Retail and Fashion.



For further information, contact:

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## Location

The building is situated in an extremely prominent position in the heart of Shrewsbury Town Centre, at the junction of the High Street, Wyle Cop, Milk Street and Fish Street.

Wyle Cop is reputedly the longest run of independent traders in the country, including a variety of fashion, homeware and interiors and food & beverage operators, and the High Street is an established location for business operators including banks, building societies, insurance companies and opticians.

There are multiple town centre car parks within walking distance, as well as on street parking and loading bays, there is also private town centre parking available nearby by separate negotiation.

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 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 premises comprise a self-contained workspace, arranged over ground floor (entrance), first and second floors - 84a Wyle Cop with access off Wyle Cop of approximately 829 sq ft (77m<sup>2</sup>) and 51 High Street with access off the High Street of approximately 1,265 sq ft (117.51 m<sup>2</sup>).

The entrance off the High Street opens to a wide staircase to the first floor covered by a large ceiling window. There is a central reception area leading to the first floor offices, two kitchenettes, WCs and a staircase to the loft. The entrance off Wyle Cop leads to first and second floor offices, with the first floor landing connecting to the main reception area of 51 High Street.

Internally the office suites have recently been redecorated with plastered and painted walls and ceilings, carpeted floors and category 2 lighting throughout.

Externally the offices span two period properties, 84a Wyle Cop consists of brick elevations under a pitched tile roof with sash windows at first and second floor levels, and 51 High Street consists of a timber frame building with brick inserts under a pitched tile roof with a decorative wooden gable end and original leaded window panes at first and second floor levels.



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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   |
|----------------|-------------------------|-------------|-----------|
| 51 High Street |                         |             |           |
| Ground Floor   | Entrance                |             |           |
| First Floor    | Landing                 |             |           |
| First Floor    | Reception               |             |           |
| First Floor    | Four Office Suites      | 888         | 82.49     |
| First Floor    | Kitchenette             |             |           |
| First Floor    | Toilets                 |             |           |
| First Floor    | Landing to 84a Wyle Cop |             |           |
| Second Floor   | Attic                   | 377         | 35.02     |
|                | Total                   | 1,265 sq ft | 117.51 m² |
| 84a Wyle Cop   |                         |             |           |
| Ground Floor   | Entrance                |             |           |
| First Floor    | Landing                 |             |           |
| First Floor    | Three Office Suites     | 575         | 53.41     |
| First Floor    | Kitchenette             |             |           |
| First Floor    | Toilets                 |             |           |
| Second Floor   | Three Office Suites     | 254         | 23.59     |
|                | Total                   | 829 sq ft   | 77 m²     |
|                | Grand Total             | 2,094 sq ft | 194.51 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 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 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 ingoing 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: 51 High Street £11,250  
1st April 2026 1st Floor 84a Wyle Cop £3,900

Energy Performance Rating: TBC

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

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