



35 & 35a Wyle Cop
Shrewsbury, SY1 1XF

£375,000

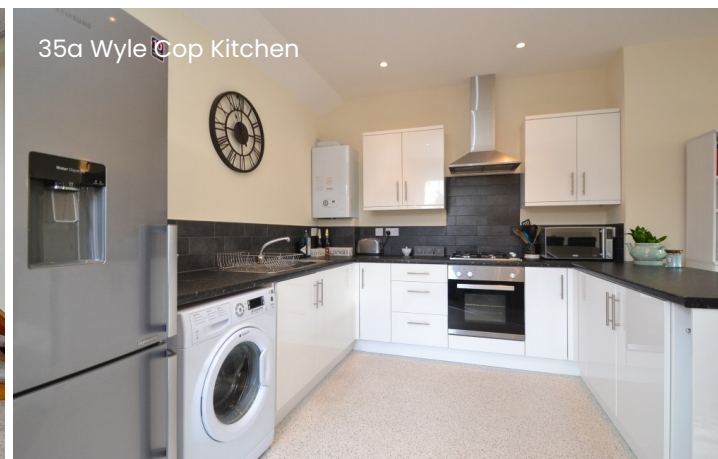


35 Wyle Cop Retail Floor



35 Wyle Cop Retail Floor

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35a Wyle Cop Kitchen

Summary

- Three storey mixed use investment opportunity with redevelopment potential.
- The shop has historically traded as a carpet shop, the property will be sold with vacant possession of the commercial space and subject to the residential tenancy.
- Sales area approximately 668 sq ft. (62.09 m²).
- Located on Wyle Cop, reputedly the longest run of independent shops in the UK.
- Also located immediately adjacent to the towns major pay and display car park.
- Split into a ground floor retail unit and flat above with separate access off Wyle Cop.
- Planning permission has been secured for the creation of a one-bedroom first floor flat of approximately 48 m² above the existing storage building to the rear of the property.
(ref: 25/04448/FUL).
- The flat is currently let with an annual income of £9,900 and the retail unit has an ERV of £18,500 per annum.

For further information, contact:
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james.satoor@cgpooks.co.uk

Location:

Occupying a prominent position at the bottom of Wyle Cop on the right hand side as you approach from English Bridge. Adjacent to the NPC Car Park and opposite the Lion and Pheasant Hotel and Restaurant and Ernest & Co, the unit benefits from excellent footfall and visibility from traffic entering and leaving town.

Wyle Cop is reputedly the longest run of independent retailers in the UK and provides a major tourist draw for Shrewsbury.

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 property comprises an attractive three storey terraced mixed use building comprising brick elevations, a pitched tile roof with four pane sash windows at first and second floor levels. It has a traditional timber shop façade with a fully glazed shop front and a recessed shop entrance typical of shops on Wyle Cop.

Internally, the retail unit comprises a ground floor retail area at the front, kitchenette, storage and WC at the rear and offices at first floor level. There is also good basement storage.

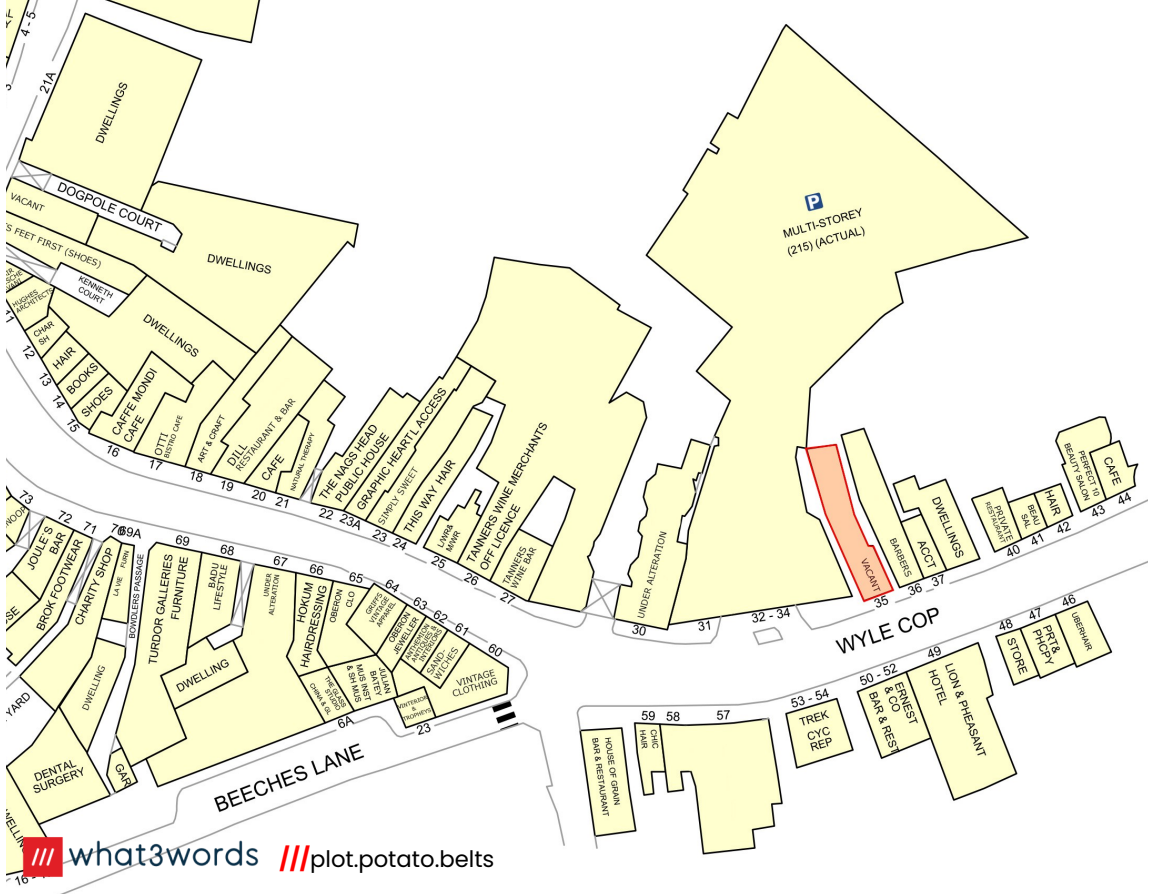
The flat benefits from a separate access off Wyle Cop to the left of the shop front. At first floor level is the second bedroom and bathroom, at second floor level is the main bedroom with WC and the Kitchen and Living room at the front of the property overlooking Wyle Cop.

Planning permission (**ref: 25/04448/FUL**) has been secured for an increase in roof height and the creation of a one-bedroom first floor flat of approximately 48 m² above the existing storage building.

It offers excellent potential for an investor, developer or owner-occupier in a sought-after town centre location.

Interested parties should make their own enquiries with the local planning authority regarding the permission, including any conditions and the date by which works must commence.

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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.



35 Wyle Cop—First Floor Offices



35 Wyle Cop—Basement Storage



35a Wyle Cop—Second Floor Living Area



35a Wyle Cop—First Floor Bathroom



35 Wyle Cop
Virtual Tour
(Feb 2021)



35 Wyle Cop
Virtual Tour
(Feb 2021)

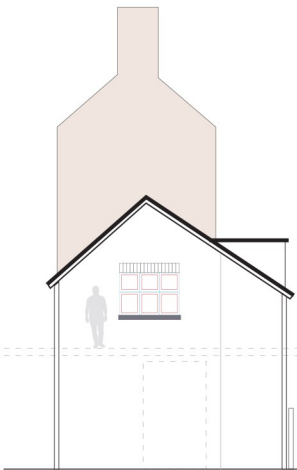
Existing Floorplan layout



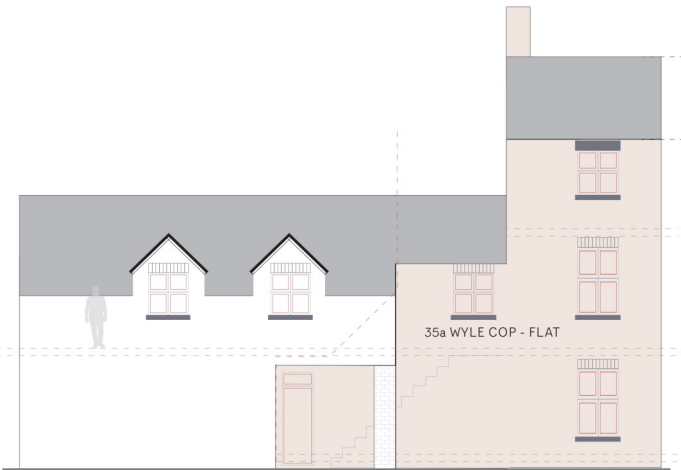
FIRST STOREY FLAT - 35 WYLE COP
PROPOSED PLANS AND ELEVATIONS
(ref: 25/04448/FUL).



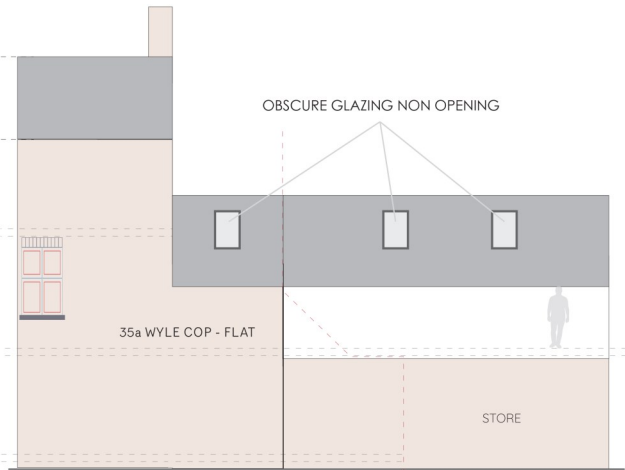
SOUTH ELEVATION



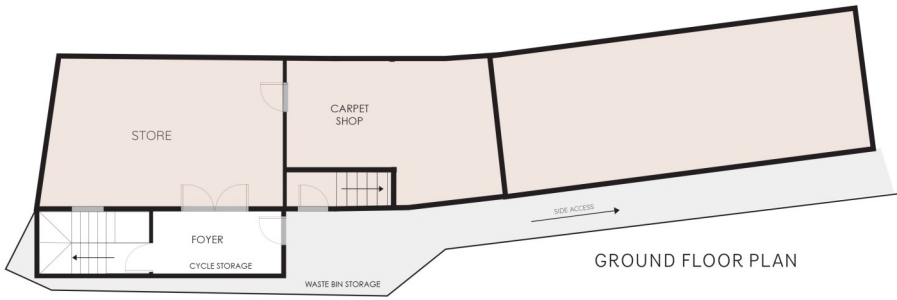
NORTH ELEVATION



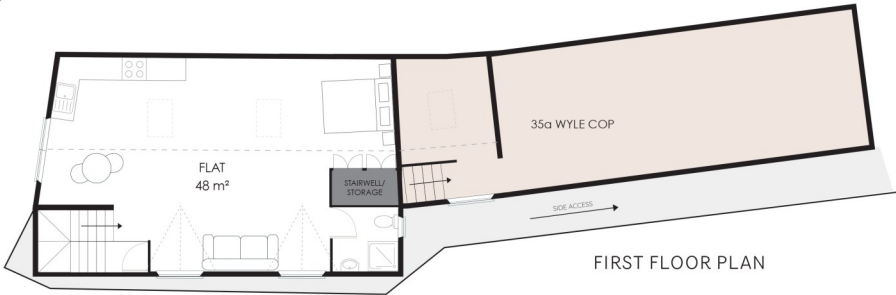
WEST ELEVATION



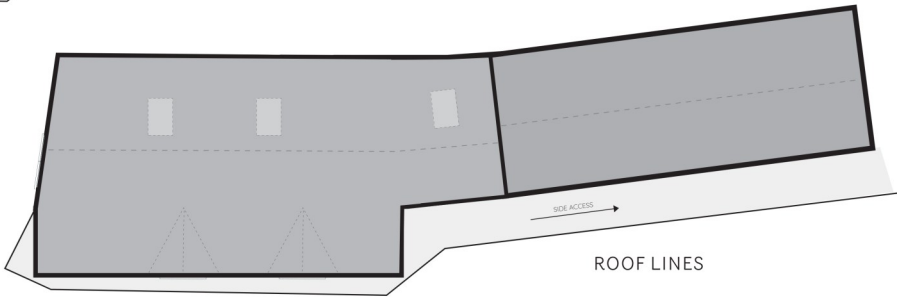
EAST ELEVATION



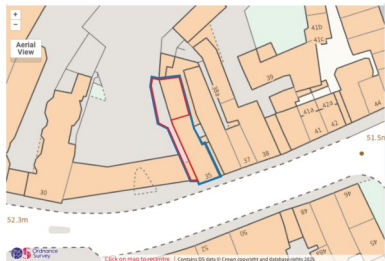
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF LINES



LOCATION AND BLOCK PLAN

HEAL

PLANNING & DEVELOPMENTS

HOOPER ENTERPRISE ASSOCIATES LTD
ST. MARY'S PLACE, SHREWSBURY, SHROPSHIRE, SY1 1DZ

PROJECT:
BUILDING TO REAR OF 35 WYLE COP,
SHREWSBURY, SY1

TITLE:
PROPOSED ELEVATIONS AND FLOOR PLANS

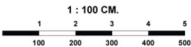
DATE:
OCT 2025

SCALE:
1 : 100

DRAWING NO.
HP-WC-02

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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]
Basement	Storage	406	37.76
Ground Floor	Gross Frontage	14'9"	4.52m
Ground Floor	Shop Width	14'9"	4.52m
Ground Floor	Shop Depth	58'	17.7m
Ground Floor	Retail Area	668	62.09
Ground Floor	Kitchenette	16	1.51
Ground Floor	Rear Store	307	28.51
Ground Floor	WC		
Ground Floor	Entrance to Apartment		
First Floor	Offices	143	13.29
First Floor	Apartment Bedroom, Bathroom	299	27.8
Second Floor	Apartment Kitchen/Living Area, Bedroom	489	45.4
Total		2,328 sq ft	216.36 m²

Tenancy Information

Area		Tenancy Start Date	Term	Rent p.a.
35a Wyle Cop				£9,900

Total Estimated Annual Rental Income £9,900

The shop will be available with vacant possession with an estimated rental value of £18,500 per annum.

The flat is let on a residential tenancy at a rent of £9,900 per annum.

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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.

Planning permission has been secured for creation of a one bedroom flat at the rear of the building over the storage rooms (ref: 25/04448/FUL).

VAT:

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable.
It is understood that VAT will not be charged 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: £12,750
1st April 2026

Council Tax Band A

Energy Performance Rating: 35 C 70
35A D 61

EICR TBC

Gas Safety TBC

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



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