



53 Longden Coleham
Shrewsbury, SY3 7DH

£15,000 per annum



Summary

Retail unit approximately 436 sq ft (40.5 m²), with additional storage to the rear.

Prominent position in the centre of Coleham, directly opposite Greyfriars Bridge.

Ground floor only accomodation with a predominantly open-plan layout, together with rear office, kitchenette and WC Facilities.

Suitable for a variety of uses, subject to necessary consents.

Multiple surface level car parks nearby, alongside adjacent on street parking.

Nearby occupiers include Forget Me Not Flowers (florists), Chanelle Hairdressers, The Allotment (groceries), Unity (tattoo studio), Coffee House Co., Walsh Butchers, Spar, Velo Fit Bike Shop and Greyfriars Dental Practice, Alongside a variety of other independent traders and Coleham Primary School.



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For further Information, contact

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The property occupies a prominent position in a popular and established local trading location fronting both Greyfriars - a popular pedestrian route to the town centre - and the busy thoroughfare of Longden Coleham, one of the main arterial routes into Shrewsbury Town Centre. The unit is also adjacent to a pedestrian crossing.

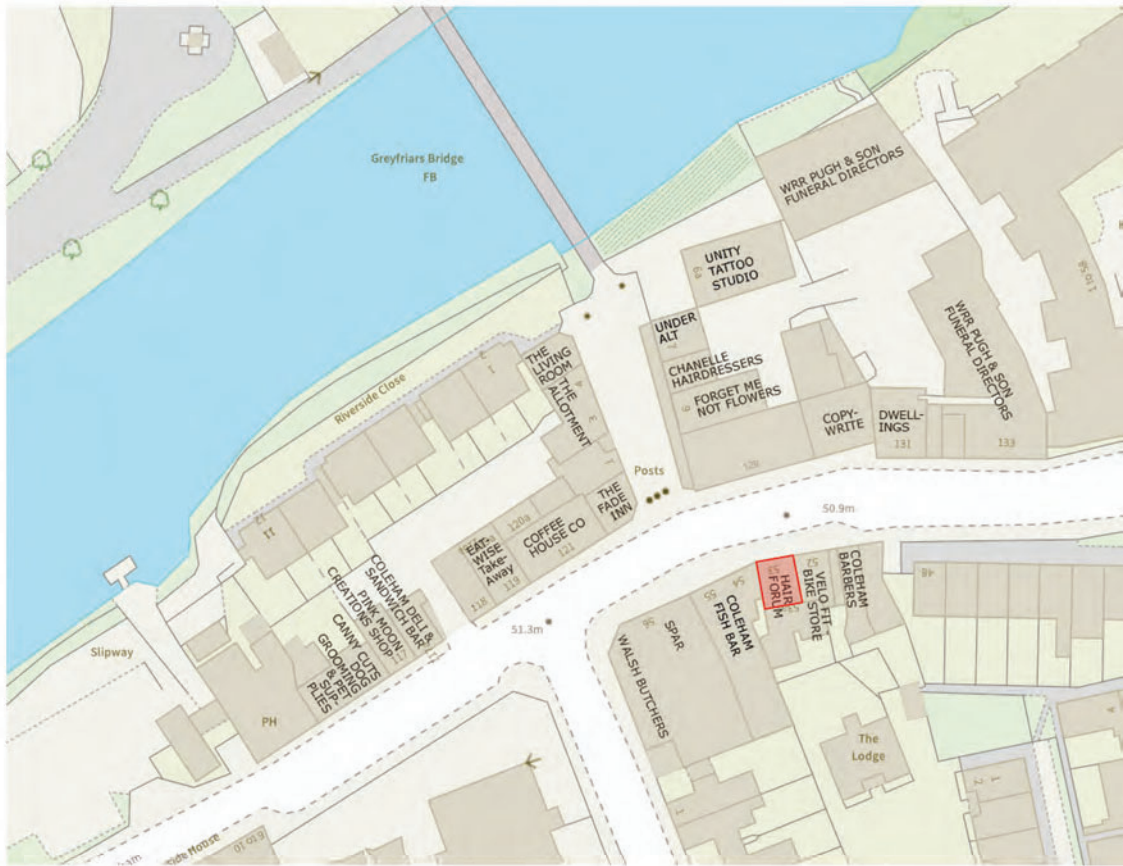
Neighbouring traders include Forget Me Not Flowers (florist), Chanelle Hairdressers, The Allotment (groceries), Coffee House Co., Walsh Butchers, Spar, Velo Fit Bike Shop and Greyfriars Dental Practice, among a variety of other independent traders, as well as Coleham Primary School.

Shrewsbury is the county town of Shropshire being located 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.

There are also direct rail services to London Euston (approximately 2 hours 41 minutes) and also Birmingham, Manchester and Cardiff.

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



The premises comprise a self contained ground floor shop unit forming part of a three storey Grade II listed building of brick elevations under a pitched tile roof. The Shop benefits from an attractive wooden framed shop front with a wide facade, extensive window display and recessed entrance at ground floor level.

Internally, the shop is currently fitted out as a hair salon extending to approximately 436 sq ft (40.5 m²), together with an office and storage accommodation to the rear. The unit also benefits from a Kitchenette and WC facilities. The unit will be handed over with all of the current Tenants fixtures and fittings removed, details from the Agent. The shop offers a practical layout suitable for a variety of users, subject to necessary consents.

The unit has plastered and painted walls and ceilings, dado panelling, tiled floors and category 2 lighting throughout.

In 2025, Shrewsbury was named number 1 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 £135 million spend 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 area basis.)

Floor	Size [sq ft]	Size [m²]
Retail Area	436	40.5
Kitchenette		
Storage		
Total	436 sq ft	40.5 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 (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 is 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 forms 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: £6,200
1st April 2026

EPC: TBC

Local Authority:

Shropshire Council
The Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

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