



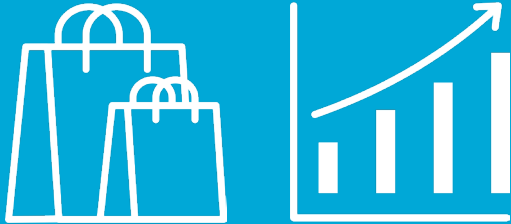
FOR SALE - SHOP UNIT AND UPPERS WITH PLANNING CONSENT FOR 3 RESIDENTIAL FLATS

17 WYLE COP, SHREWSBURY, SHROPSHIRE, SY1 1XB

KEY POINTS

1,055
SQ FT

TOTAL NET SALES AREA



RETAIL/RESIDENTIAL
INVESTMENT OPPORTUNITY

SIGNIFICANT
ASSET
MANAGEMENT
POTENTIAL

ALL MEASUREMENTS ARE APPROXIMATE



OFFERS IN THE REGION OF

£395,000
(EXCLUSIVE)

James Evans

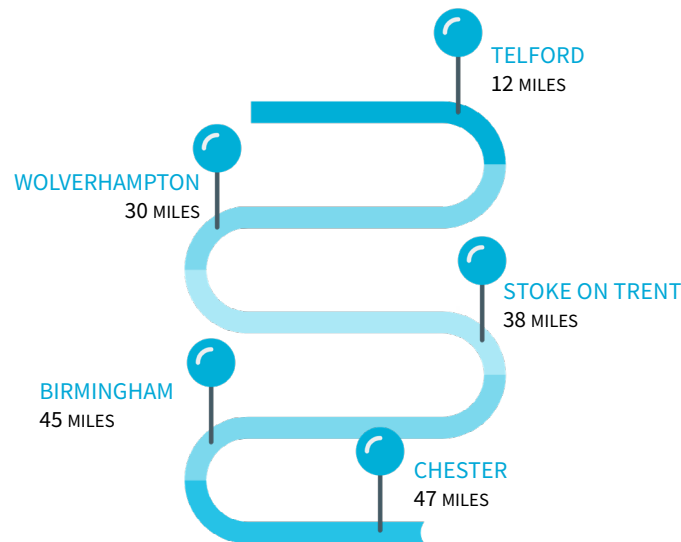
07792 222 028

james.evans@halls.gb.com

Commercial Department

01743 450 700

commercialmarketing@halls.gb.com



LOCATION

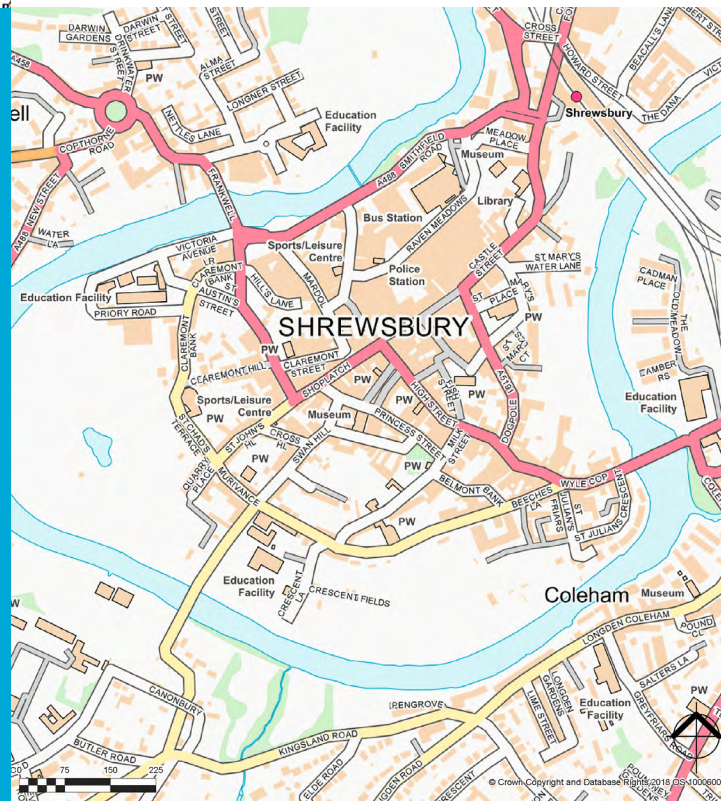
The property is prominently located fronting onto Wyle Cop in the centre of the sought after town of Shrewsbury. Wyle Cop serves as a main road in the vehicular one way system serving the town centre. The surrounding occupiers include Brok, Oberon, Lotus Living and Wyle Blue World. Wyle Cop is famed for it's range of independent retailers.

As the county town and administrative centre of Shropshire, Shrewsbury has a borough population of approximately 77,000 (2022 census), a 5% rise since 2020 and a catchment extending towards mid Wales of roughly 608,000 people.

Strategically situated at the intersection of the A49 from the south of Wales and the A5 leading to north Wales and Telford.

Shrewsbury town centre will shortly begin works to redevelop the Riverside and Pride Hill shopping centers into 'a truly 21st Century destination and experience'. This will create a vibrant mixed use development that will re-connect the heart of Shrewsbury to the River Seven and is predicted to create over 2,000 new jobs.

SHREWSBURY BIG TOWN PLAN



SHREWSBURY
POPULATION

76,600

APPROXIMATELY

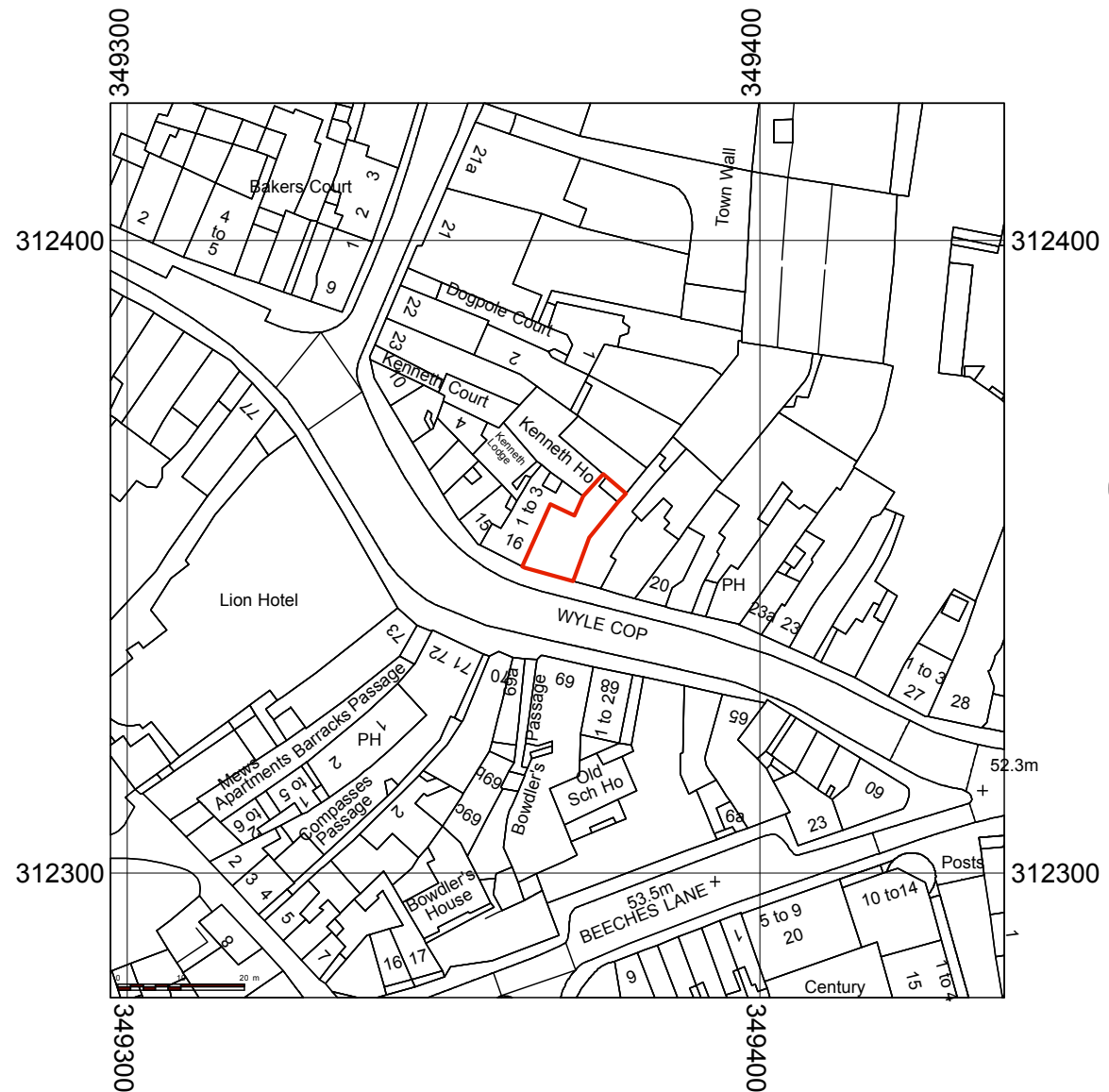
DESCRIPTION

The property comprises of a prominently located four storey mid terraced property that is currently arranged as a shop unit with upper floors that is understood to be Grade 2 listed. The property has the benefit of planning consent under Planning Reference Numbers 23/01854/FUL and 23/01855/LBC for the conversion of the upper floors into 3 residential flats with a self contained ground floor entrance. The property is currently in shell condition ready for the conversion works to commence.

The property benefits from a generous glazed shop front and is currently arranged to provide a ground floor shop unit with a Total Net Internal Floor Area 1,055 ft sq (98 m sq). The property has significant asset management potential that can only be appreciated upon undertaking an inspection of the property.

The property is of traditional construction and benefits from pedestrian access directly off Wyle Cop.

TOWN CENTRE LOCATION



© Crown Copyright and database rights 2023 OS 100047474

ACCOMMODATION

EXISTING LAYOUT	M SQ	SQ FT
-----------------	------	-------

GROUND FLOOR

Ground Floor Total Net Sales Area	98	1,055
Gross Frontage	24'7" (7.5 metres)	

FIRST FLOOR

Total Gross Internal Floor Area	94	1,012
---------------------------------	----	-------

SECOND FLOOR

Total Gross Internal Floor Area	97	1,044
---------------------------------	----	-------

THIRD FLOOR

Total Gross Internal Floor Area	37.7	406
---------------------------------	------	-----

BASEMENT

Total Gross Internal Floor Area	52.5	565
---------------------------------	------	-----

PROPOSED LAYOUT	M SQ	SQ FT
-----------------	------	-------

GROUND FLOOR

Ground Floor Total Net Sales Area	86	926
Ground Floor Entrance to Residential	12	129

FIRST FLOOR

Total Gross Internal Floor Area	94	1,012
With Apartment 1	79	850

SECOND FLOOR

Total Gross Internal Floor Area	97	1,044
With Apartment 2	53.8	579
With Apartment 3	33	355

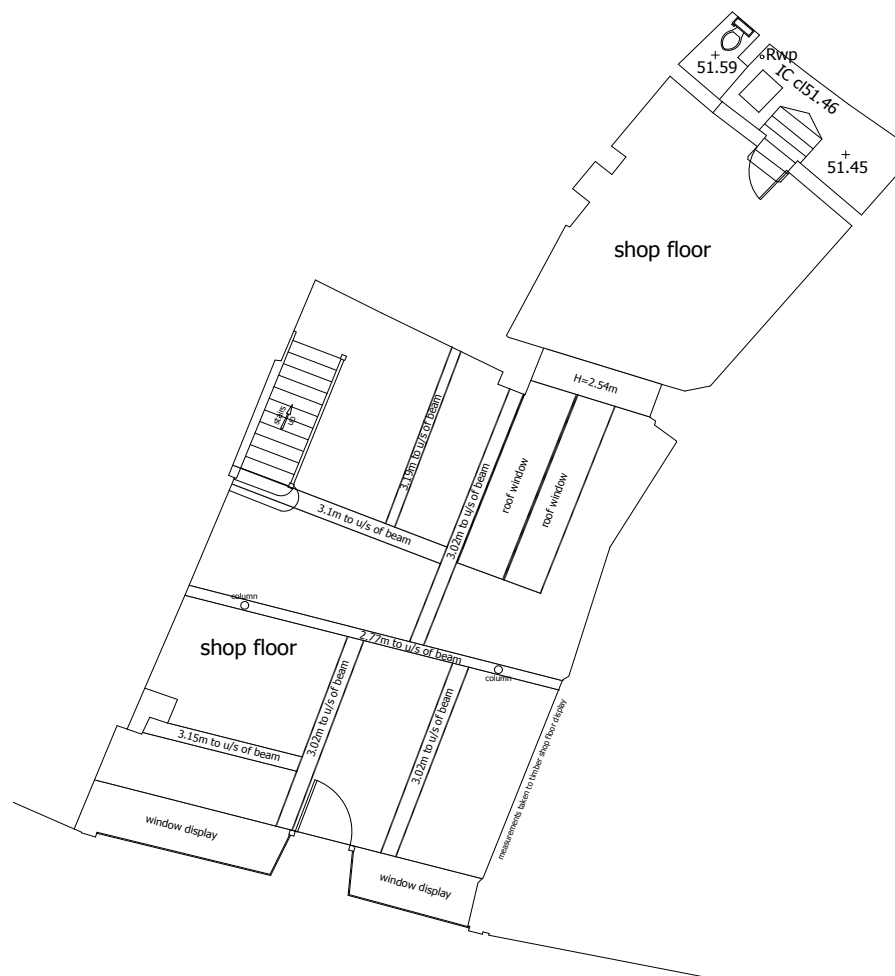
THIRD FLOOR

With second floor of Apartment 3	37.7	406
----------------------------------	------	-----

BASEMENT

Total Gross Internal Floor Area	52.5	565
---------------------------------	------	-----

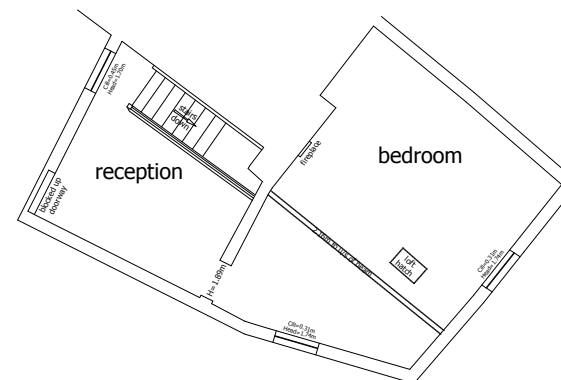




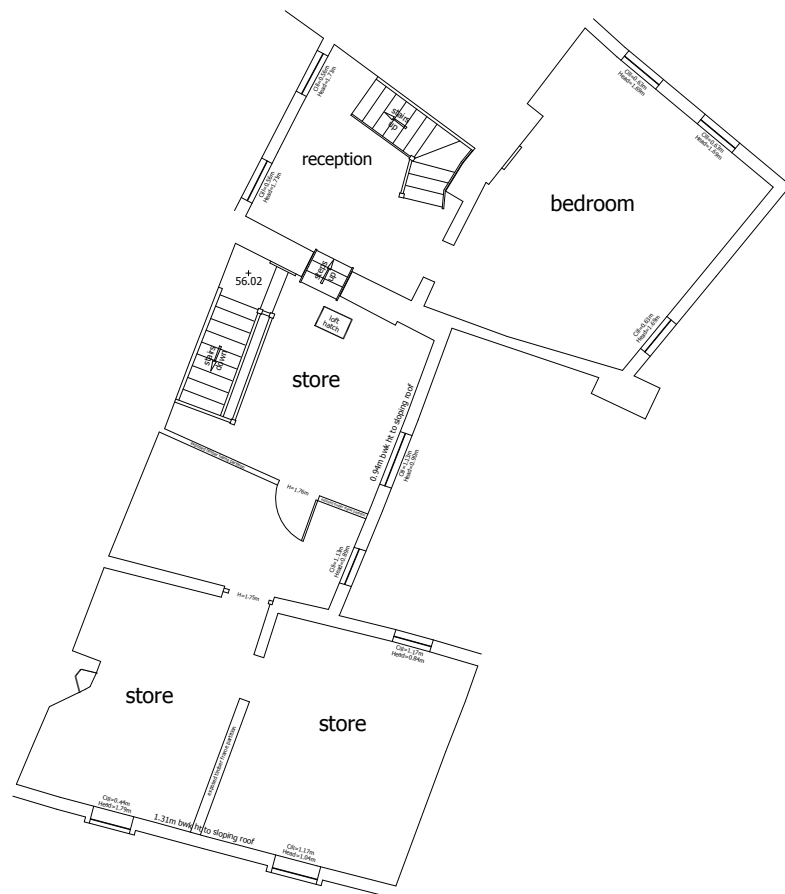
Salopian Sports
Ground floor



Salopian Sports
First floor



Salopian Sports
Third floor





Salopian Sports
Second floor

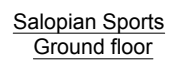


Salopian Sports
Front Elevation

Ordnance Survey, (c) Crown Copyright 2013. All rights reserved.
Licence number 100047474

 Smoke Detector

 60min Fire Partition

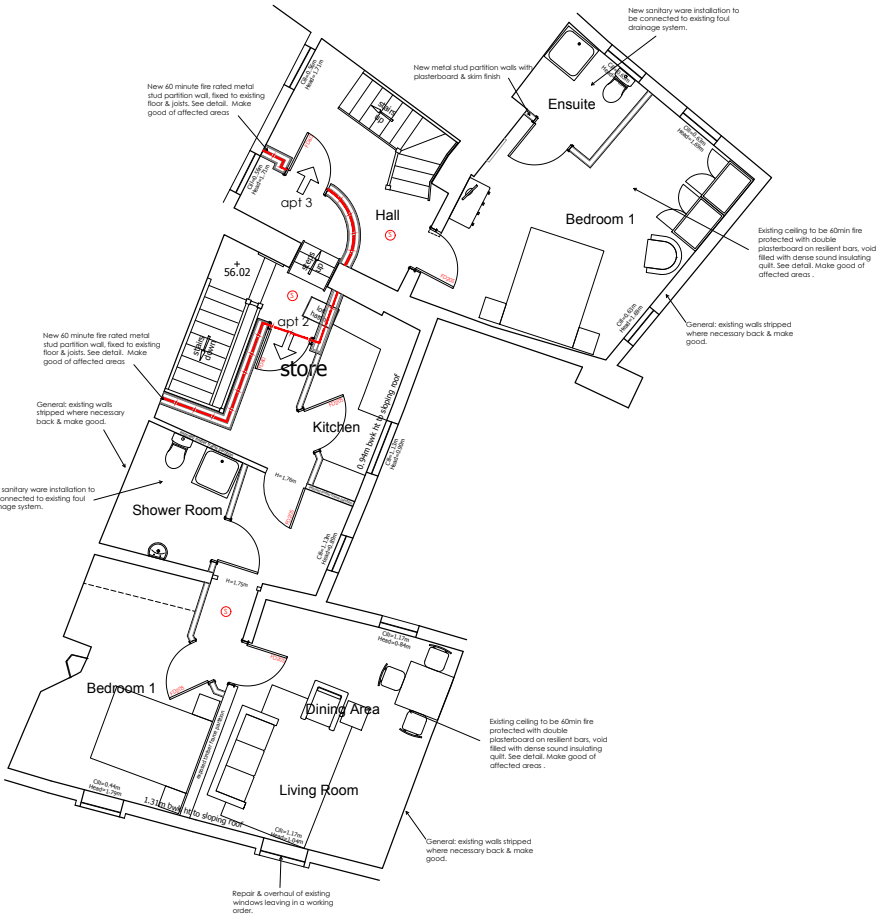


Salopian Sports
First floor

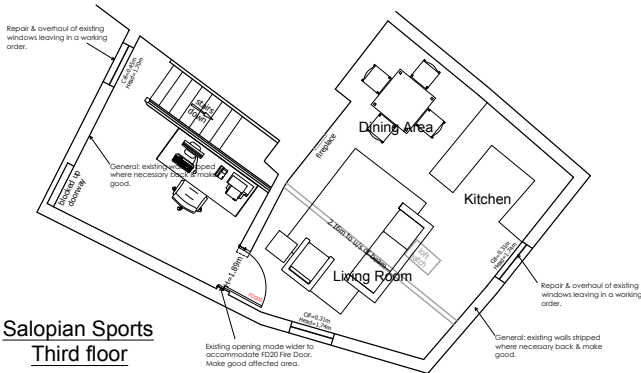
KEY

Smoke Detector

60min Fire Partition



Salopian Sports
Second floor



Salopian Sports
Third floor



Salopian Sports
Front Elevation

TENURE

The property is offered for sale freehold, subject to vacant possession.

(Alternatively consideration would be given to the sale of the ground floor entrance and the upper floors associated with the residential development under Planning Reference Numbers 23/01854/FUL and 23/01855/LBC).

PLANNING

Prospective purchasers should rely on their own enquiries

The property is understood to be Grade 2 Listed and currently has planning consent for Use Class E of the Town and Country Use Classes Order.

The property has recently obtained planning consent and listed building consent for the conversion of the upper floors to three residential flats under Planning Reference Numbers 23/01854/FUL and 23/01855/LBC.

Detailed plans of the consented scheme are available from the selling agents upon request.

PLANNING (FUL)

PLANNING (LBC)

SERVICES

(Not tested at the time of our inspection.)

All mains services are understood to be connected to the property.

VAT

The property is understood to not be elected for VAT and therefore VAT will not be payable on the purchase price.

PRICE

Offers in the region of £395,000 (Exclusive) for the whole property.

(Price for upper floors available from the selling agents upon request.)

LEGAL COSTS

Each party is to be responsible for their own legal costs associated with the sale of the property

RATES/EPC


We have made online enquiries to the local authority and were advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£22,750	£11,352	TBC

RATES

LOCAL AUTHORITY

Shropshire Council,
Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.