



(Existing Business Unaffected)

For Sale: 73, 73a, 73b and 73c Wyle Cop

Shrewsbury | Shropshire | SY1 1UX





For Sale – Prime Mixed Commercial/Residential Investment Opportunity

We are pleased to offer this exceptional mixed-use property for sale, located in the historic town of Shrewsbury. This investment offers a unique combination of part income-producing commercial units and part vacant residential apartments, providing significant asset management potential and scope for alternative uses, subject to the necessary statutory consents.

The property is currently arranged as three commercial units, with residential apartments sold off on long leases, offering an opportunity for investors seeking immediate returns and future value enhancement. Offered for sale at £415,000 (exclusive) with a Net Initial Yield of 7.5% (based off estimated values for the vacant units and after normal purchaser costs), this well-located asset is an excellent investment proposition.

73, 73a, 73b and 73c Wyle Cop

The sale of this property offers part income producing and part vacant mixed commercial/residential investment. This substantial Grade I listed property, arranged over three and single storeys with a basement, comprises three commercial retail units and three residential apartments sold off on long leases. Benefiting from frontages onto both Wyle Cop and Barracks Passage. The property is freehold held under the ownership of Title Number SL246416. Offering a mix of income-producing and vacant space, it presents significant asset management opportunities.

- 73 Wyle Cop is a lock-up shop unit fronting Wyle Cop, offering a **Total Net Internal Sales Area of 348 sq ft** (32.33 m²) on the ground floor, with an additional basement of approximately 100 sq ft (9.29 m²). The shop unit is tenanted.
- 73B and 73C Barrack Passage, a former restaurant, provides a **Total Net Internal Area of 787 sq ft** (73.30 m²), arranged over the ground and first floors.
- 73A Barrack Passage and provides a **Total Net Internal Area of 561 sq ft (52.11 m. sq)** arranged over the ground and first floor of the property. There is a courtyard to the side of 73A Barracks Passage.

The residential part of the property is accessed from a self-contained shared ground floor entrance via an archway off Barracks passage. All the three residential flats have been sold off on long leaseholds for at 125 years at a peppercorn rent.

The property is of traditional construction being in part timber framework and part brickwork with glazed shop fronts to Wyle Cop and Barracks Passage sitting under a tiled roof cover. There is potential for residential conversion of the vacant commercial units, subject to statutory consents.



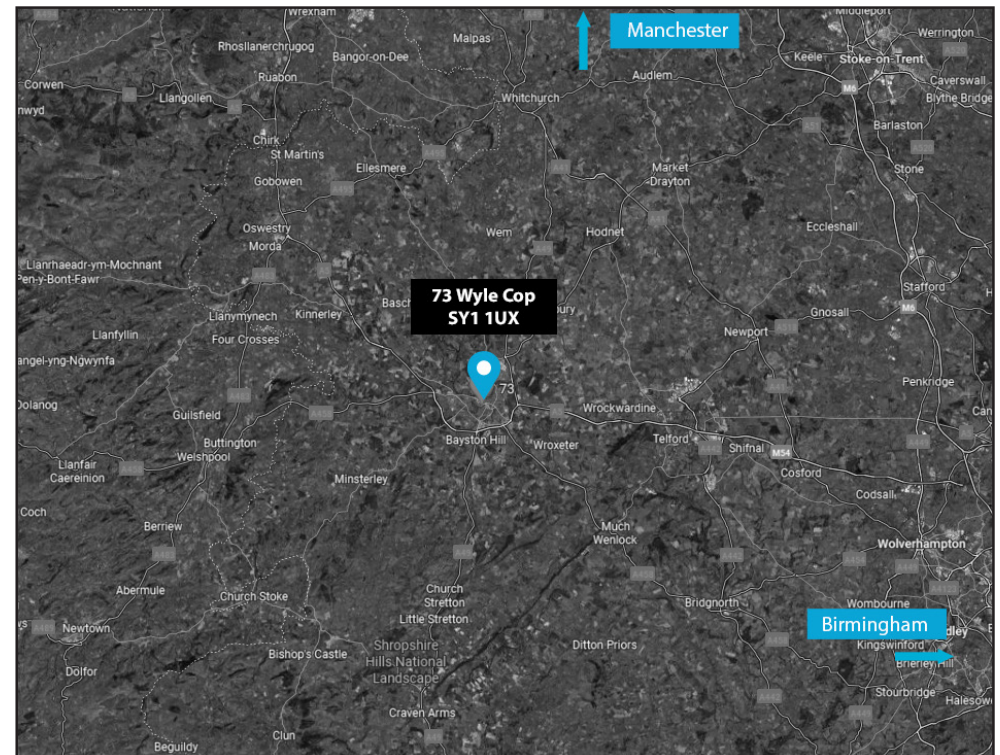
Location

Situated on the south side of Wyle Cop, near the junction with Dogpole, the property benefits from high visibility in a sought-after retail quarter in Shrewsbury. Surrounded by a variety of retailers, cafes and galleries, the property enjoys strong foot traffic and easy access, including close proximity to public car parks.

Key Location Highlights

- Prime town centre location with dual frontages onto Wyle Cop and Barracks Passage
- Surrounded by a mix of established retailers, restaurants, and cultural venues, including The Lion, Henry Tudor House, Mondri Cafe, Ella Cru, Brok, Tudor Galleries and Dills
- Town is well-connected by road with direct access to the A5 and A49, linking to the M54 (8 miles) and key cities like Birmingham (45 miles) and Manchester (70 miles)
- Shrewsbury Railway Station is just a short distance away, offering direct services to Birmingham (around 1.5 hours) and London (under 3 hours)

Shrewsbury is a dynamic town with a thriving economy, excellent transport links and a vibrant retail scene. Its rich cultural heritage and growing appeal make it a prime location for business, and this property offers a fantastic opportunity to capitalise on the town's success.



Accommodation

COMMERCIAL

73 WYLE COP

GROUND FLOOR | TOTAL GROSS INTERNAL FLOOR AREA – **348 sq ft** (32.33 m sq)

REAR LOBBY - **12 sq ft** (1.11 m sq)

BASEMENT | TOTAL GROSS INTERNAL FLOOR AREA – **100 sq ft** (9.29 m sq)

TOILET

COMMERCIAL

73A BARRACK PASSAGE

GROUND FLOOR | TOTAL NET INTERNAL AREA - **240 sq ft** (22.36 m sq)

STORES - **41 sq ft** (3.78 m sq)

FIRST FLOOR

ROOM 1 - **144 sq ft** (13.39 m sq)

ROOM 2 - **136 sq ft** (12.68 m sq)

TOILET & LANDING

COMMERCIAL

73B AND 73C BARRACK PASSAGE

GROUND FLOOR | TOTAL NET SALES AREA - **458 sq ft** (42.54 m sq)

FIRST FLOOR | TOTAL NET INTERNAL AREA: - **207 sq ft** (19.24 m sq)

TOILET

BASEMENT | TOTAL NET SALES AREA - **124 sq ft** (11.49 m sq)

TOILET

RESIDENTIAL

GROUND FLOOR | SHARED ENTRANCE

FIRST FLOOR | LANDING

SECOND FLOOR

TUDOR FLAT 73 WYLE COP – OWNED UNDER LONG LEASE

BEAUFORT FLAT, 73 and 73a – OWNED UNDER LONG LEASE

RICHMOND 73 WYLE COP(FLAT)- OWNED UNDER LONG LEASE

ALL MEASUREMENTS ARE APPROXIMATE

Tenure

The property is understood to be of freehold tenure held under the ownership of Title Number SL246416.

The property is to be sold subject to the following occupational tenancies:

Property	Occupied/Vacant	Further Details
73 Wyle Cop	Tenanted	6-year lease from the 20th February 2023 at a rent of £12,000 per annum on IRI, subject to a service charge
73B and 73C Barrack Passage	Vacant	/
73A Barrack Passage	Vacant	/
Tudor Flat 73 Wyle Cop	Occupied	Long leasehold of 125 years from the 29/09/1988 at a peppercorn rent
Beaufort Flat, 73 and 73a	Occupied	Long leasehold of 125 years from 29/09/1988 at a peppercorn rent
Richmond 73 Wyle Cop Flat	Occupied	Long leasehold of 125 years from 29/09/1988 at a peppercorn rent

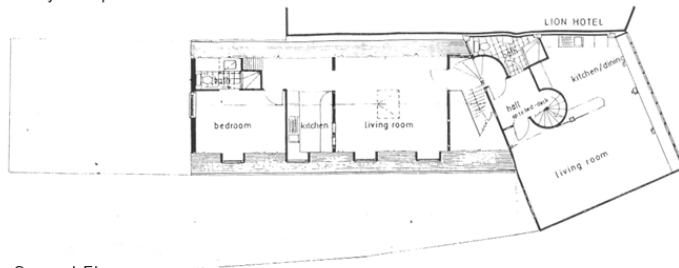
Further details are available from the selling agents upon request including copies of leases.





Floor Plans

73 Wyle Cop

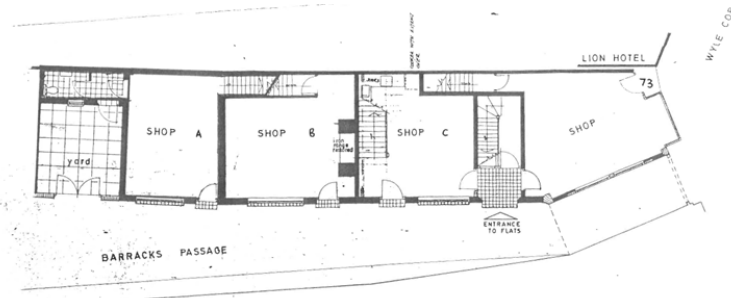
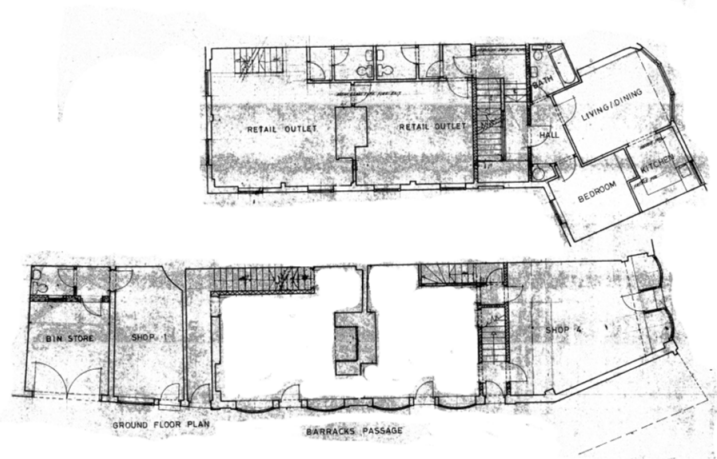


Second Floor



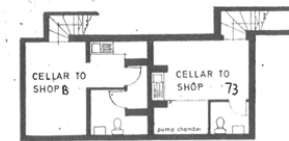
First Floor

For diagrammatic purposes only



Ground Floor

Basement

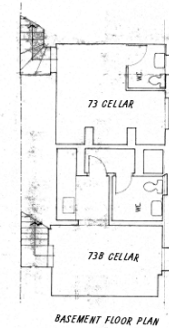
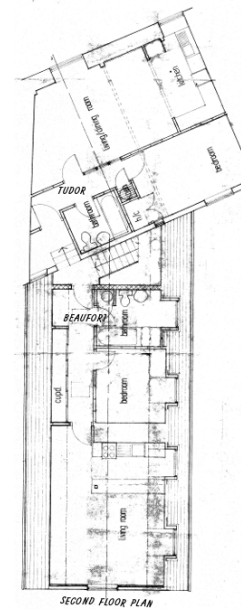


For diagrammatic purposes only

PLAN 1

73 WYLE COP, SHREWSBURY
AND 73A WYLE COP
AND 73B & C WYLE COP

APARTMENTS
BEAUFORT
RICHMOND
TUDOR



Key Details

Rateable Value

73 = £9,400

73 A = £6,400

73 B - 73 C = £11,500

Price

£415,000 (four hundred and fifteen thousand pounds) showing a Net Initial Yield of 7.5% after allowing for normal purchasers costs. Based upon estimated rental values of the vacant commercial unit.

VAT

The property is understood not to be elected for VAT and therefore VAT is not payable.

EPC

73 A = D

73 B = G

Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

Local Authority

Shropshire Council

The Guildhall, Frankwell Quay

Shrewsbury, SY3 8HQ



0345 678 9000



www.shropshire.gov.uk

Council Tax Bands

TUDOR AT 73 = B

RICHMOND AT 73 = B

BEAUFORT FLAT A 73 = B

Services

(not tested at the time of our inspection)

Mains water, electricity and drainage are understood to be connected to the property.

Planning

The property is understood to benefit from planning consent for Use Class E and Class C3 of the Town and Country Use Classes Order 1987. The property is understood to be Grade one listed.

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 over 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 over 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.



Halls

Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:

James Evans



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Simon Cullup-Smith



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Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

