

TO LET

TSR

TOWLER SHAW ROBERTS

WELL-APPOINTED RETAIL PREMISES OCCUPYING A HIGHLY SOUGHT-AFTER LOCATION



**52 LONGDEN
COLEHAM
SHREWSBURY
SHROPSHIRE
SY3 7DH**

- Well-presented ground floor double fronted retail unit extending in total to approx. 505 sqft (46.91 sqm).
- Attractively refurbished accommodation providing open plan retail area with separate kitchenette and w.c. facilities.
- Forming part of a popular local shopping parade on the fringe of Shrewsbury Town Centre.
- Suitable for a variety of commercial uses, subject to planning.
- Available to let on a new Lease. Rent: **£7,950** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The premises are situated in a busy neighbourhood shopping precinct in Longden Coleham, within easy walking distance of Shrewsbury Town Centre and large public car parks in St. Julian's Friars and Wyle Cop.

Shrewsbury is the County Town and Administrative Centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk roads, approximately 47 miles north west of Birmingham, 15 miles west of Telford and 40 miles south of Chester.

Description

The property comprises a well-appointed double fronted retail unit extending in total to approx. 505 sqft (46.91 sqm). The property has recently been refurbished to provide modern accommodation including LED lighting, vinyl flooring and an attractive glazed display frontage. The property provides open plan retail accommodation with rear stores, kitchenette and W.C facilities.

The premises are deemed suitable for a variety of commercial uses, subject to planning.

Accommodation

	SQFT	SQM
Sales Area	424	39.39
Kitchen	52	4.83
Stores	29	2.69
WC		
Total	505	46.91

Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are presently connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The premises are available To Let on a new lease for a term of 6 years on a Tenant's apportioned full repairing and insuring basis, subject to three yearly upward only rent reviews and Tenant break options.

Rent

£7,950 per annum exclusive, payable quarterly in advance on the usual quarter days by standing order.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Shop and premises

Rateable Value – £5,800

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



Energy Performance Certificate

Energy Performance Rating: D 97

Planning

We understand that the property forms part of a Grade II Listed building and is located within the Shrewsbury Town Conservation area.

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. TEL: 0345 678 9000.

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in respect of the transaction.

VAT

All costs / prices are exclusive of but subject to VAT if applicable. We are advised that the Landlord has not elected to charge VAT on the property at the present time.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by prior appointment with the Sole Letting Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY3 7FA. TEL: 01743 243900.

August 2026

TSR House

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Important Notice

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