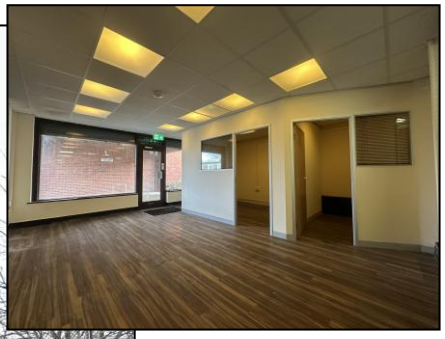
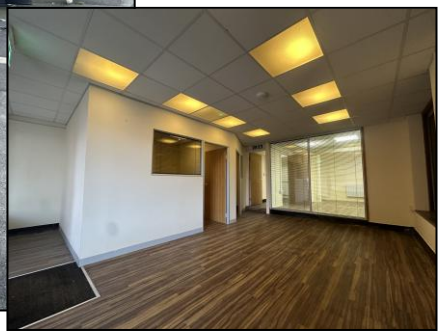
TO LET

TSR
TOWLER SHAW ROBERTS

ATTRACTIVE GROUND FLOOR RETAIL UNIT IN BUSY SHOPPING PARADE WITH SHARED CAR PARKING







48 NEW PARK ROAD
SHREWSBURY
SHROPSHIRE
SY1 2RS

- Modern ground floor retail unit extending in total to approx. 675 sqft (62.69 sqm)
- Versatile and well-appointed accommodation having an attractive glazed, double shop front with a return frontage to New Park Road
- Positioned within a well-established local shopping parade within a densely populated residential area close to Shrewsbury Town Centre
- Ample shared car parking facilities
- Available To Let on a new Lease. Rent: **£8,500** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property forms part of a busy neighbourhood centre on the outskirts of Shrewsbury approximately 2 miles north east of the Town Centre, located within a densely populated residential area of Castlefields.

New Park Road is a busy local road and bus route and there this ample free car parking provided in the immediate vicinity for both residents and customers/visitors.

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

Forming part of a popular mixed use development, the premises provide versatile, ground floor retail accommodation extending in total to approx. 675 sqft having an attractive, glazed double shop front with return frontage to New Park Road.

The premises are well-appointed throughout and currently configured to incorporate a main retail/salon area with separate treatment rooms and WC/welfare facilities.

Externally the property benefits from shared car parking facilities.

Accommodation

	SQFT	SQM
Main retail area	552	51.28
Tea point/lobby/rear corridor	97	9.01
WC	26	2.4
Total	**675**	**62.69**

Tenure

The premises are available To Let on a new Tenant's apportioned full repairing and insuring lease for a term of 3 years or multiples thereof, subject to 3 yearly rent reviews.

Rent

£8,500 per annum exclusive, payable quarterly in advance.

Energy Performance Rating

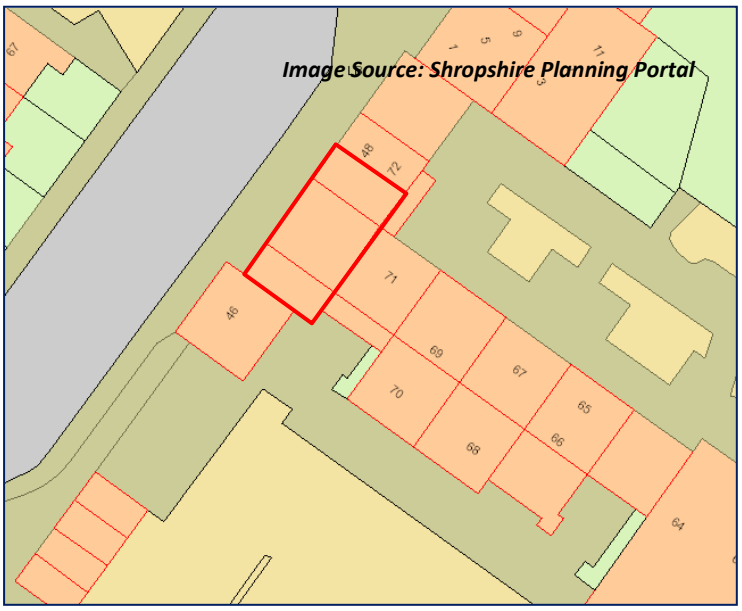
Energy Performance Asset Rating: D (97)

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Shop and premises
Current Rateable Value – £7,600
Rateable Value from 1st April 2026 - £8,600

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.



For Reference purpose only *Scale: Not to Scale*

Local Authority

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

Planning

We understand the property is located within the Market Drayton Conservation Area. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Legal Costs

Each side is to bear its own legal costs in connection with 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 appointment with the Sole Letting Agents, Towler Shaw Roberts, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

January 2026 / Amended November 2026

TSR Surveyors
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Tel: 01743 243900

Also at
Unit 8, Hollinswood Court
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Also at
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