



Prime Retail Opportunity

To Let: 34 - 36 High Street

Newport | Shropshire | TF10 7AQ





To Let – Prime High-Visibility Retail Opportunity on Newport's High Street

Positioned in the heart of the busy market town of Newport, this prominent lock-up shop offers an exceptional platform for retailers seeking strong footfall and maximum visibility. With a substantial Total Net Internal Area of 9,524 sq ft (884.80 sq m), the property provides an extensive sales area ideally suited to a wide range of retail uses.

A generous rear car park and dedicated servicing access enhance operational efficiency, making this a standout opportunity centrally in one of the region's most sought-after towns. Rarely does space of this calibre become available, offering excellent potential for a variety of retail and commercial uses, subject to the necessary consents.

34 - 36 High Street

The property comprises of a prominent mid-terrace single storey lock up shop, which is of traditional brick construction in the prime retail location of the town of Newport. The property provides a Total Net Internal area of approximately 9,524 sq ft (884.80 m sq), and is arranged to provide a main sales area, ancillary accommodation, welfare facilities and a warehouse section.

The property provides flexible accommodation that would lend itself to a variety of retail/commercial uses (subject to any statutory consents).

Externally the property benefits from a generous car park/ servicing area to the rear which is accessed from Audley Road.

A viewing of the property to appreciate its full potential is recommended.



Location

Situated on the eastern side of Newport's High Street, the town's prime retail thoroughfare, this property offers unrivalled visibility in Newport, Shropshire. The High Street is anchored by a strong mix of national retailers such as Greggs, Waitrose, Domino's, Costa, HSBC and a number of independent retailers, creating a vibrant commercial environment and significant footfall.

Key Location Highlights

- **Strategic Retail Position:** Frontage on Newport's main shopping street, within easy reach of both local shoppers and visitors.
- **Transport Connectivity:** Excellent road access via the A518 (east-west) and A41 (north-south), linking Newport with Telford, Stafford, Shrewsbury and beyond.
- **Population & Growth:** Newport is home to around 12,000 residents. The town is experiencing ongoing residential expansion, with more housing development planned, supporting long-term growth in demand.
- **Economy & Business:** Newport is a key local hub for agriculture, retail and education. The presence of Harper Adams University nearby contributes to a dynamic, knowledge-driven economy.

In summary, this High Street location in Newport presents a compelling retail proposition. Not only does it benefit from a busy, well-supported town centre and established national brands, it also sits in a steadily growing community with strong transport links and economic resilience.



Accommodation

THE UNIT COMPRISES OF;

KITCHEN

WELFARE FACILITIES

STORAGE

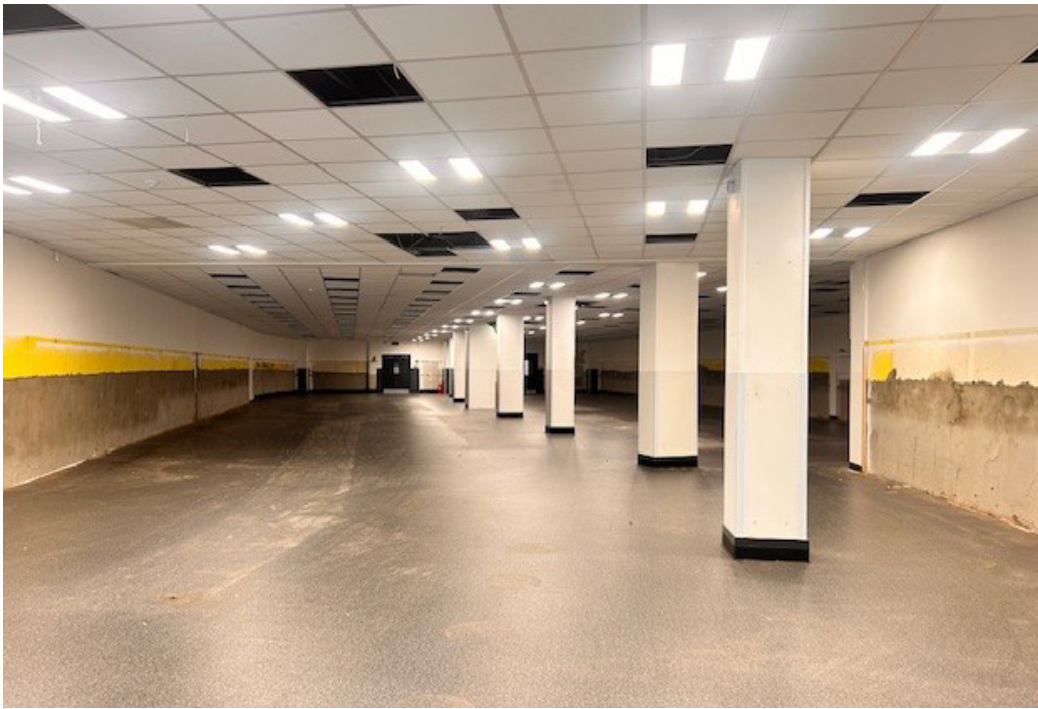
OUTSIDE - CAR PARK

TOTAL NET INTERNAL AREA

9,524 sq ft | 884.80 m

ALL MEASUREMENTS ARE APPROXIMATE





Key Details

Rateable Value

Current Rateable Value = £75,000

Rent

£76,000 (Seventy Six Thousand Pounds)
(Exclusive) per annum to be paid quarterly in advance by standing order.

VAT

The property is understood to be elected for VAT, and therefore VAT will be payable.

EPC


Current Rating = A (23)

Legal Costs

The incoming tenant is to be responsible for the landlords' reasonable legal costs incurred in respect of the granting of the lease.

Local Authority

Telford and Wrekin Council
Darby House, Lawn Central
Telford, TF3 4JA

 01952 380 0000

 <https://www.telford.gov.uk/>

Tenure

The property is offered to let on a New Tenants Full Repairing and Insuring Lease for a length of term by negotiation, subject to service charge provisions. There will be rent reviews at 3 yearly intervals.

Services

(Not tested at the time of inspection). All services are understood to be connected to the property, including three phase electricity.

Planning

Prospective tenants should make their own enquiries. The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order. The property would lend itself to a variety of retail/commercial uses.

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 letting agents.
For more information or to arrange a viewing please contact:

James Evans



07792 222 028



james.evans@halls.gb.com

Simon Cullup-Smith



07999 595 885



simon.cullupsmith@halls.gb.com

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

