TO LET

TSR
TOWLER SHAW ROBERTS

REFURBISHED GRADE II LISTED RETAIL PROPERTY IN THE HEART OF SHREWSBURY TOWN CENTRE







11 FISH STREET
SHREWSBURY
SHROPSHIRE
SY1 1UR

- Attractive Grade II Listed retail property extending in total to approx. 1,032 sqft (95.8 sqm).
- Versatile accommodation arranged over three floors with attic storage space and tastefully renovated in 2018 retaining many original features.
- Highly sought-after location within the heart of Shrewsbury Town Centre amongst a variety of independent and boutique retailers.
- The premises are considered suitable for a range of uses, subject to planning.
- Available To Let on a new lease. Rent: **£15,000** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property is ideally situated on the corner of the attractive cobbled road Fish Street and Grope Lane, which leads directly to the main High Street within the heart of Shrewsbury Town Centre. The main High Street boasts a vast range of independent retailers with Costa Coffee, Jones the Bootmakers and White Stuff within close proximity together with a number of boutique retail outlets, the Prince Rupert Hotel and the main retail area of Pride Hill is only a short distance away.

Shrewsbury is the County Town and administrative centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk road approximately 55 miles north west of Birmingham, 18 miles west of Telford and 40 miles south of Chester.

Description

This attractive Grade II Listed building is understood to date from circa.1640, being of oak timber frame construction with painted rendered elevations beneath a pitched tiled roof and provides versatile accommodation arranged over three floors extending in total to approx. 962 sqft (89.33 sqm) with separate attic storage above.

The property was extensively and tastefully renovated by the current owner in 2018 retaining many of its original features including exposed oak frame timber beams, inglenook fireplace with cast iron range, boarded floors, timber panelling and sash windows.

The property has since been redecorated and provides spacious ground floor sales, with further sales on the first floor. The lower ground floor provides storage and kitchen space with WC facilities.

Accommodation

	SQFT	SQM
Ground Floor- Retail Sales	32.76	353
Lower Ground Floor- Kitchen	22.66	244
Understairs Storage Cupboard		
Separate W.C.		
First Floor - Sales Area	33.92	365
Attic Store	6.47	70
Total	**95.8**	**1,032**

Services (Not Checked or Tested)

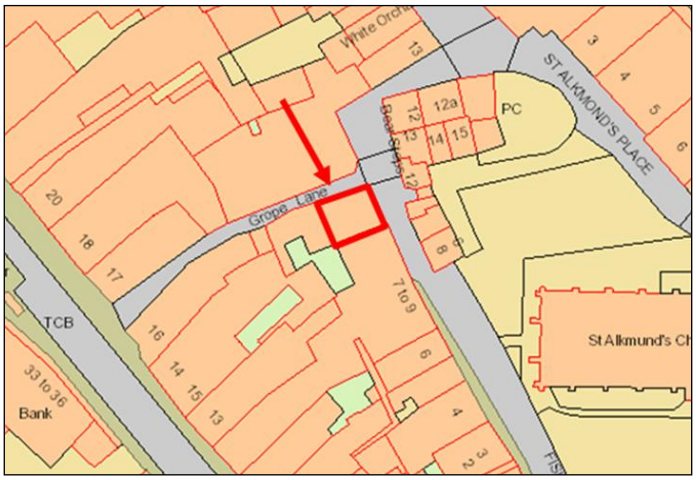
Mains water, electricity and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is available To Let on new Lease on a Tenant's full repairing and insuring basis on terms to be agreed.

Energy Performance Rating

Energy Performance Asset Rating: D 79



For Reference purpose only Scale: Not to Scale

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
Rateable Value – £8,800

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.

Planning

The property 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 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) Regulation

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 2025 / Amended November 2026

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