

TO LET

TSR

TOWLER SHAW ROBERTS

VERSATILE GROUND FLOOR RETAIL PREMISES FORMING PART OF ATTRACTIVE GRADE II LISTED BUILDING



**27 PRINCESS STREET
SHREWSBURY
SHROPSHIRE
SY1 1LW**

- Attractive and well-appointed ground floor retail premises extending in total to approx. 1,280 sqft (118.92 sqm) with additional staff welfare facilities and basement storage.
- Modern accommodation with attractive display frontage and period features throughout.
- 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: **£24,500** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a convenient position within Princess Street, a popular and sought-after retail location just off the main Square, with a host of national and independent traders nearby including Fat Face, Jigsaw, Seasalt, Starbucks and Côte Brasserie. The property is also located opposite the former House of Fraser department store where an exciting new retail scheme is planned.

Shrewsbury is the historic County Town and administration centre of Shropshire strategically located at the intersection of the main A49 and A5 trunk roads, approximately 55 miles to the northwest of Birmingham, Telford is approximately 18 miles to the east whilst Chester is approximately 40 miles to the north.

Description

The premises are located on the ground floor of an attractive Grade II Listed 3-storey mixed-use property and comprises a well-appointed retail unit extending in total to approx. 1,280 sqft (118.92 Sqm) with staff welfare facilities and basement storage areas. The property has the benefit of a long, attractive glazed frontage with recessed entranceway, and a number of character features throughout.

The premises is considered suitable for a wide range of potential uses, subject to planning.

Accommodation

Description	Sqft	Sqm
Ground Floor Sales	1,280	118.8
Basement Store Room	156	14.5
Staff Room	128	14.9
Total	1,564	148.2

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 apportioned full repairing and insuring basis for a term to be agreed, subject to upward only rent reviews at 3 yearly intervals.

Rent

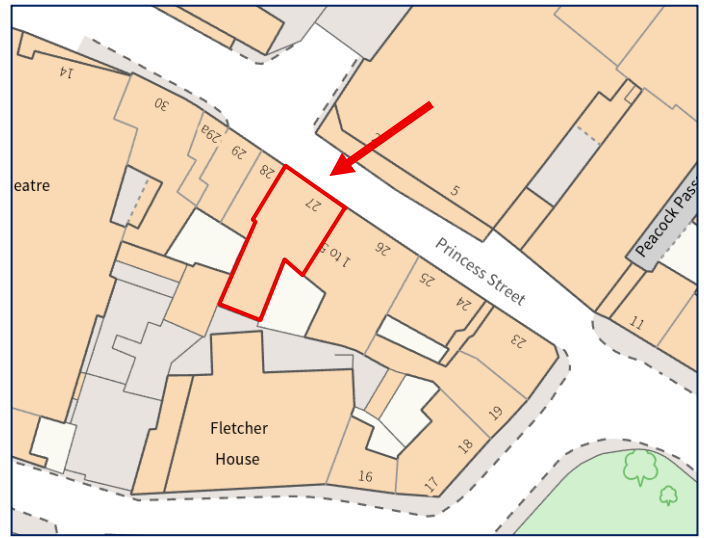
£24,500 per annum exclusive.

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 – £22,500

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

Energy Performance Rating

Energy Performance Asset Rating: D79

Planning

The premises form part of a Grade II Listed property 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 connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has elected to charge VAT on the property.

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 LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

November 2025

TSR House

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Also at

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Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

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Tel: 01902 421216 Fax: 01902 426234

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Important Notice

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