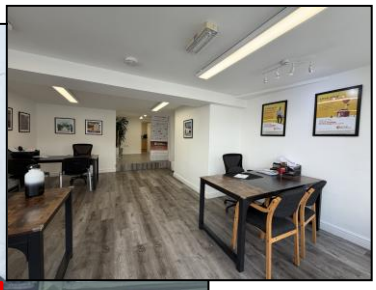
TO LET

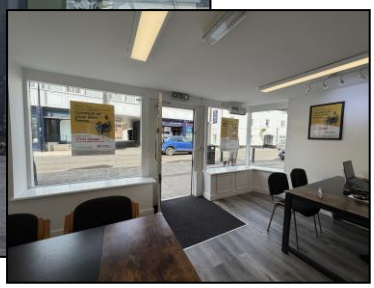
TSR
TOWLER SHAW ROBERTS

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

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

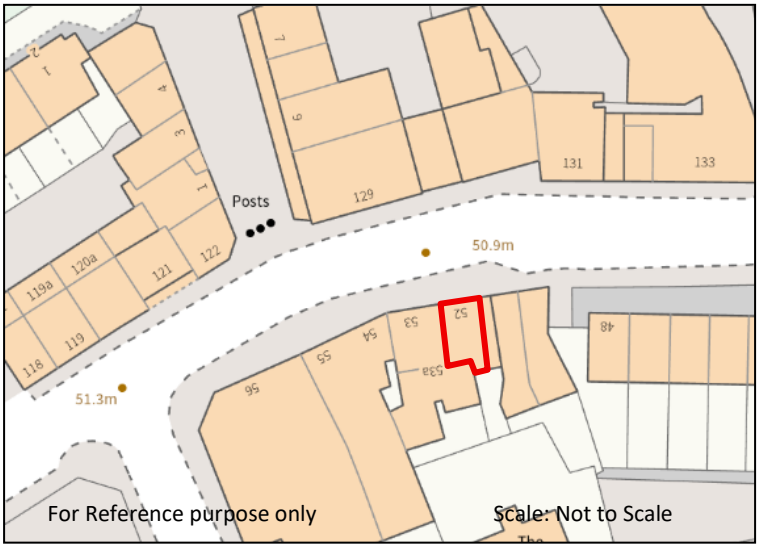
£7,950 per annum exclusive, payable quarterly in advance on the usual quarter days by standing order.

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, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL TEL: 01743 243900.

August 2026 / Amended November 2026

TSR Surveyors
Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL
Tel: 01743 243900

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE

Also at
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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Important Notice
"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts (or their joint agents where applicable). The property is offered subject to contract and still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."