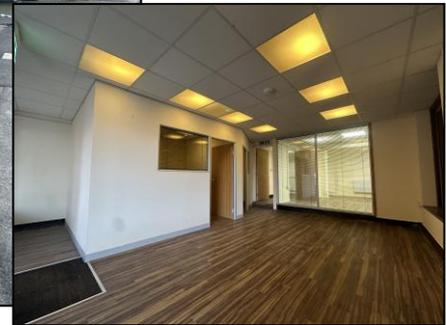


# TO LET

# 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](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## 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 is 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
<b>Total</b>	<b>675</b>	<b>62.69</b>

## 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

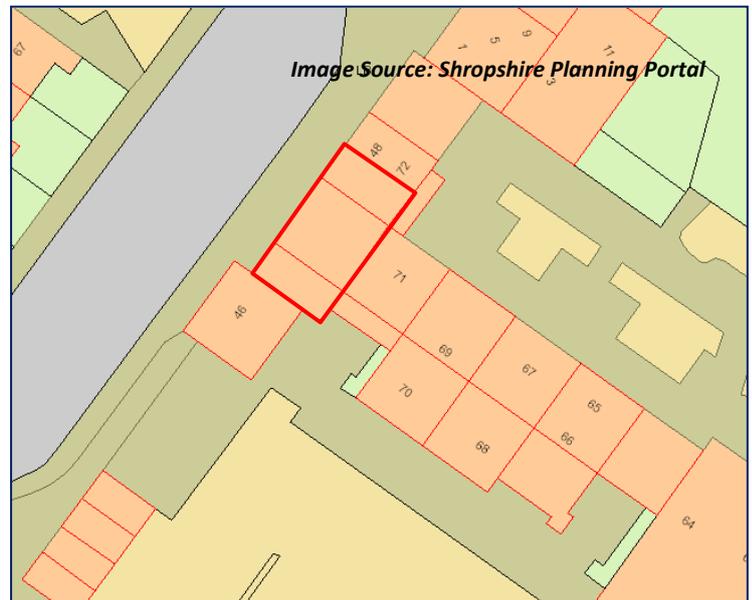
Energy Performance Asset Rating: D (97)

## 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 1<sup>st</sup> 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 LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

January 2026

## TSR House

**Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA**  
Tel: 01743 243900 Fax: 01743 243999

Also at

**Unit 8, Hollinswood Court**  
**Stafford Court, Telford, Shropshire TF3 3DE**  
Tel: 01952 210222 Fax: 01952 210219

Also at

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

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## Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is 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 LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given 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 LLP 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 LLP (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 LLP (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."