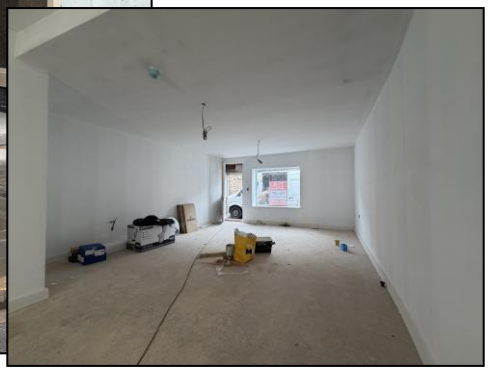
TO LET

TSR
TOWLER SHAW ROBERTS

NEWLY REFURBISHED RETAIL PREMISES IN SOUGHT AFTER TOWN CENTRE LOCATION







55 WYLE COP
SHREWSBURY
SHROPSHIRE
SY1 1XJ

- Ground floor retail unit extending to approximately 526 sqft (48.86 sqm) providing newly refurbished retail/business accommodation.
- Versatile open plan accommodation with separate storage, kitchen and W.C facilities.
- Situated on the popular and busy Wyle Cop in Shrewsbury Town Centre, amongst a mix of independent/boutique retailers, restaurants and public houses with a high footfall.
- Considered suitable for a range of commercial uses, subject to planning
- Available To Let on a new lease. Rent: **£12,000** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property occupies a sought after and prominent location on Wyle Cop, being the main pedestrian and traffic route into Shrewsbury Town Centre from English Bridge. Wyle Cop is a popular shopping area within the town supporting a wide range of independent and boutique retailers including fashion, beauty, jewellery and other specialist uses with the St. Julian's public car parks nearby.

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 retail unit extending in total to approx. 526 sqft (48.86 sqm) having been recently refurbished to a high standard. The property provides open plan retail accommodation with separate stores, kitchenette and W.C facilities.

The premises are deemed suitable for a variety of commercial uses, subject to planning.

Accommodation

	Sqft	Sqm
Retail Unit *Incl. Sales Area, Kitchen & W.C Facilities*		
Total	**526**	**48.86**

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 premises are available To Let on a new lease for a term of 3 years or multiples thereof subject to three yearly upward only rent reviews on a Tenant's apportioned full repairing and insuring basis.

Rent

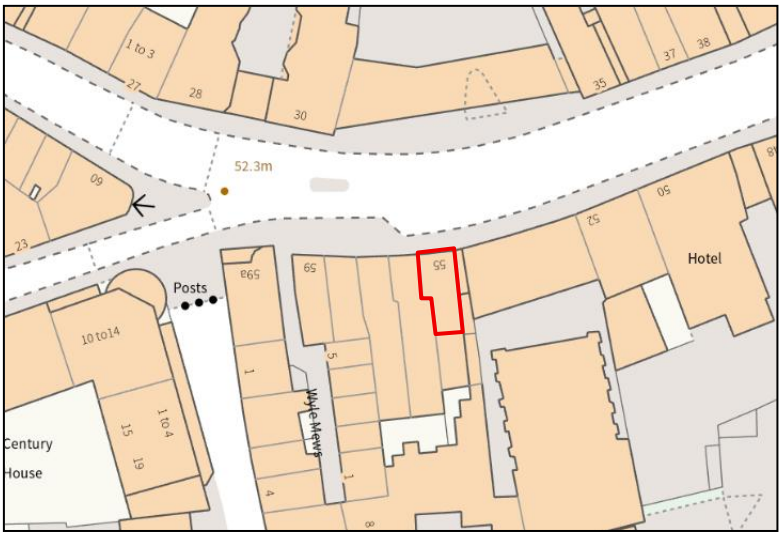
£12,000 per annum exclusive, payable monthly in advance.

Business Rates

To Be Confirmed.

Energy Performance Rating

To Be Confirmed.



For Reference purpose only Scale: Not to Scale

Planning

We understand that 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 will be responsible for payment of the Landlord's legal costs in connection with the grant of the Lease.

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.

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

May 2026

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

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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
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