

# FOR SALE

TASTEFULLY REFURBISHED 3 STOREY GRADE II LISTED INVESTMENT RETAIL PROPERTY IN THE HEART OF SHREWSBURY TOWN CENTRE



**11 Fish Street  
Shrewsbury  
Shropshire  
SY1 1UR**



## EXECUTIVE SUMMARY

- ❖ Attractive 4 storey Grade II Listed retail investment property extending in total to approx. 962 sqft (89.33 sqm).
- ❖ Tastefully renovated in 2018 whilst retaining many original features.
- ❖ Versatile accommodation arranged over three floors with attic storage space.
- ❖ Highly sought-after location within the heart of Shrewsbury Town Centre amongst a variety of independent and boutique retailers.
- ❖ Currently let to Messrs S Ursache & D Mincu T/A Dark Spectrum Tattoo Collective on a 6 year lease from October 2020 at a rent of £15,000 per annum exclusive on a Tenant's full repairing and insuring basis.
- ❖ Offers in the region of **£255,000** are invited for the freehold interest. A purchase at this level reflects a gross yield of 5.88%.



For Reference purpose only

Scale: Not to Scale

## LOCATION

The property occupies a convenient location at the corner of 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 wide range of national and 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 only a short distance away.

Shrewsbury is the historic County Town and main administrative centre of Shropshire strategically located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles North West of Birmingham and 45 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.

A number of modern fittings have also been installed including LED spot lights, security alarm, video monitoring and recording system, electric panel heaters, telephone and data connection points, fire and smoke alarm system (incl. Redcare cover) and fitted stainless steel units to lower ground floor kitchen area.

## ACCOMMODATION

	SQM	SQFT
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

## BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Shop and premises

Current Rateable Value – £7,400

Rateable Value from April 2023 - £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

We understand that the property is 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.



Ground Floor



First Floor

## SERVICES (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected or available. Interested parties are advised to make their own enquiries with the relevant utility companies.

## ENERGY PERFORMANCE RATING

Energy Performance Asset Rating: D 79



Basement

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.  
Tel: 0345 678 9000

## LEGAL COSTS

Each party will be responsible for their own legal costs in respect of the transaction.

## TENANCY

The property is let and occupied by Messrs S Ursache and D Mincu on a lease for a term of 6 years from 12<sup>th</sup> October 2020 at a passing rent of £15,000 per annum payable monthly in advance.

The Lease is granted on a Tenant's full repairing and insuring basis and subject to a Tenant only break option at the end of the third anniversary of the term subject to serving not less than 6 months prior written notice.

## GUIDE PRICE

The property is available For Sale inviting offers in the region of **£255,000** for the freehold interest subject to and with the benefit of the existing lease.

A purchase at this level reflects a gross yield of 5.88%.

## VAT

All costs/prices are exclusive of, but subject to VAT. We are advised that the Vendor has elected to charge VAT on the property and that this matter may be treated as a Transfer of Going Concern (TOGC). Interested parties are suggested to seek independent expert advice.

## ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from any applicants.

## VIEWINGS

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

*January 2023 / Amended May 2026*



### Important Notice

**Towler Shaw Roberts is a trading name of Roger Parry & Partners LLP, Registered in England and Wales, No. OC312203. Regulated by RICS.** "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, consultant, member/partner or other representative of Towler Shaw Roberts/Roger Parry & Partners 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 (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."