TO LET

TSR
TOWLER SHAW ROBERTS

WELL-APPOINTED RETAIL/LEISURE PREMISES IN SOUGHT AFTER TOWN CENTRE LOCATION



56-57 WYLE COP
SHREWSBURY
SHROPSHIRE
SY1 1XJ

- Ground floor retail unit extending to approximately 2,224 sqft (206.7 sqm) having a large display frontage.
- Versatile accommodation providing open plan retail space with separate storage 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: **£30,000** 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/leisure premises extending in total to approx. 2,224 sqft (206.7 sqm) having been recently refurbished. The property provides open plan retail accommodation with separate storage facilities, benefitting from a long frontage onto Wyle Cop incorporating large display windows.

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

Accommodation

	Sqft	Sqm
Sales Area	1,871	173.84
Storage	353	32.79
Total	**2,224**	**206.7**

Services (Not Checked or Tested)

Mains water, electricity, gas 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

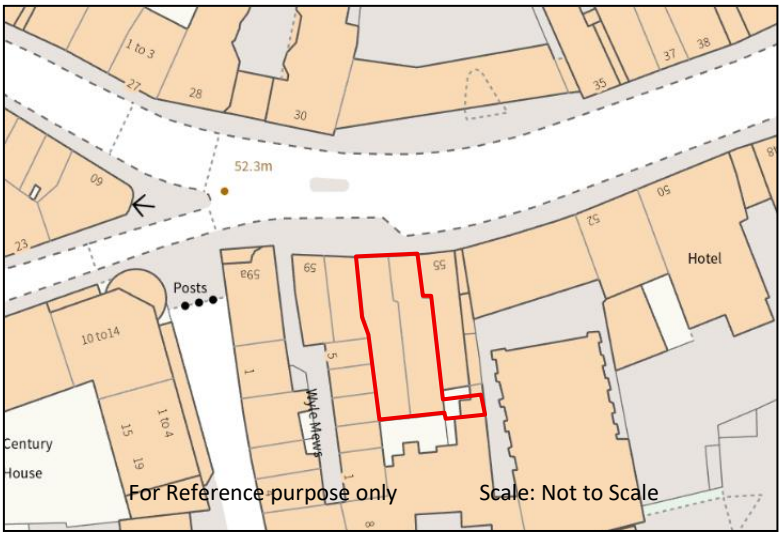
£30,000 per annum exclusive, payable monthly in advance.

Business Rates

To be confirmed.

Energy Performance Rating

To Be Confirmed.



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

July 2026 / Amended November 2026

TSR Surveyors
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Tel: 01743 243900

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