

# FOR SALE

# TSR

TOWLER SHAW ROBERTS

## PROMINENT TOWN CENTRE RETAIL PREMISES WITH CONVERSION POTENTIAL TO THE UPPER FLOORS



**55 – 57 WYLE COP  
SHREWSBURY  
SHROPSHIRE  
SY1 1XJ**

- Prominent Grade II Listed retail building of traditional brick construction extending in total to approx. 7,000 sqft (650.32 sqm) requiring full refurbishment
- Versatile accommodation arranged over four floors including basement storage with scope for conversion to the upper floors, subject to planning
- Situated in a popular and busy location in Shrewsbury Town Centre, amongst a mix of niche/independent retailers, restaurants and public houses
- Available For Sale inviting offers in the region of **£425,000** for the freehold interest with vacant possession upon completion

## Call 01743 243900

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REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property occupies a prominent location fronting Wyle Cop, one of the main pedestrian and traffic routes into Shrewsbury Town Centre. Wyle Cop attracts a mixture of niche and independent retailers with a number of fashion, beauty, jewellery and other specialist retail occupiers being within the near vicinity together with Wyle Cop's 24 hour car park almost opposite to the subject property.

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

This attractive Grade II listed retail building of traditional brick construction provides extensive accommodation arranged over four floors extending in total to approx. 7,000 sqft (650.32sqm) including basement storage.

The property is in need of full refurbishment and provides tremendous scope for conversion to the upper floors, subject to planning permission.

In addition the property boasts a large glazed frontage with dual access, pedestrian side access and small enclosed courtyard to the rear.

## Accommodation

	Sqft	Sqm
Total accommodation	7,000	650.32

## 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 property is available For Sale on a freehold basis with vacant possession on completion

## Guide Price

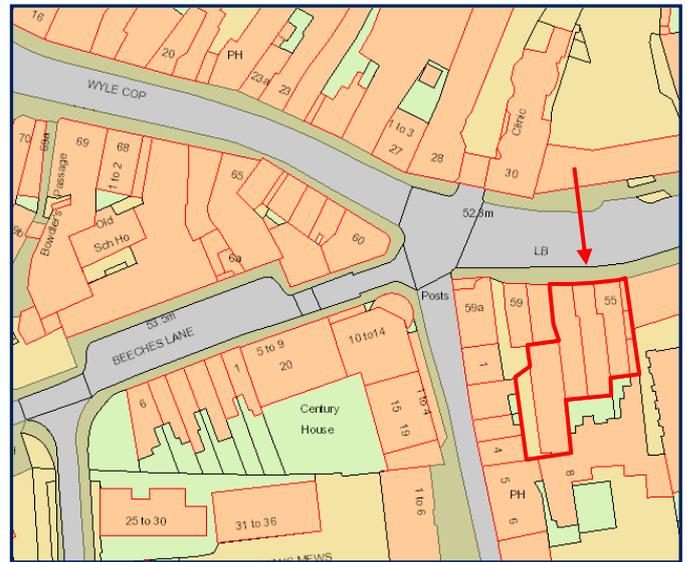
Offers are invited around **£425,000** for the benefit of the freehold interest with vacant possession on completion.

## 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  
Rateable Value – £30,500

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

## Energy Performance Rating

Energy Performance Asset Rating: TBC

## Planning

We have been informally advised that the property has consent for use within Class A1 (Retail) of the Town & Country Planning (Use Classes) Order 1987. 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.

## Local Authority

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

## Legal Costs

Each party is to be responsible for their own legal costs in connection with the transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

## Viewing

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

September 2018

## 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 Tettenthal Road, Wolverhampton, West Midlands, WV1 4SA

Tel: 01902 421216 Fax: 01902 426234

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