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RETAIL UNIT WITH CONSENT FOR  
RESTAURANT CAFE

**COOPER  
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TO LET

Unit 2, Talbot House, 11-15 Market Street, Shrewsbury, Shropshire , SY1 1LG Ground Floor Retail Unit/s To Let



**For further information contact:**

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➤ [Unit 2 - Virtual Tour](#)

## Summary

- Ground floor town centre retail unit to let on a new lease (terms to be agreed).
- Sales Area: 1,991 sq ft (184.97 sq m)
- Initial rent £25,000 per annum (exclusive).
- Located on Market Street, just off Shrewsbury's historic market Square.
- Nearby occupiers include Cote Brasserie, FatFace, Giggling Squid, Ask Italian, La Piazzetta, Beefy Boys, Ginger & Co, Moss Bros, Jigsaw, Starbucks Coffee, HSBC and adjacent to Shrewsbury's Museum and Art Gallery.
- Short walk to the High Street and the prominent retail area of Pride Hill as well as multiple public car parks.
- Bus stops nearby and short walk to Train station.
- Large basement area.
- Consent granted to fit extraction to rear elevation, making the unit suitable for F&B operators.

## Proposal

Unit 2 is available at an initial rent of £25,000 p.a.x on a new (minimum) 10-year lease.

Unit 1&2 are available at a combined rent of £75,000 p.a.x on a new (Minimum 10 year) lease.

## Location:

Occupying a prominent position within Shrewsbury's historic town centre. The building is adjacent to Shrewsbury's Museum and Art Gallery and Shrewsbury's historic town square, which plays host to a range of national & independent food & beverage operators including Cote Brasserie, Giggling Squid, Ask Pizza, La Piazzetta, Ginger & Co, Daily Brews, The Cats Pyjamas and Starbucks, alongside various high quality retailers including Jigsaw, Fat Face, Barbour, Waterstones, Goldsmiths and Pockets.

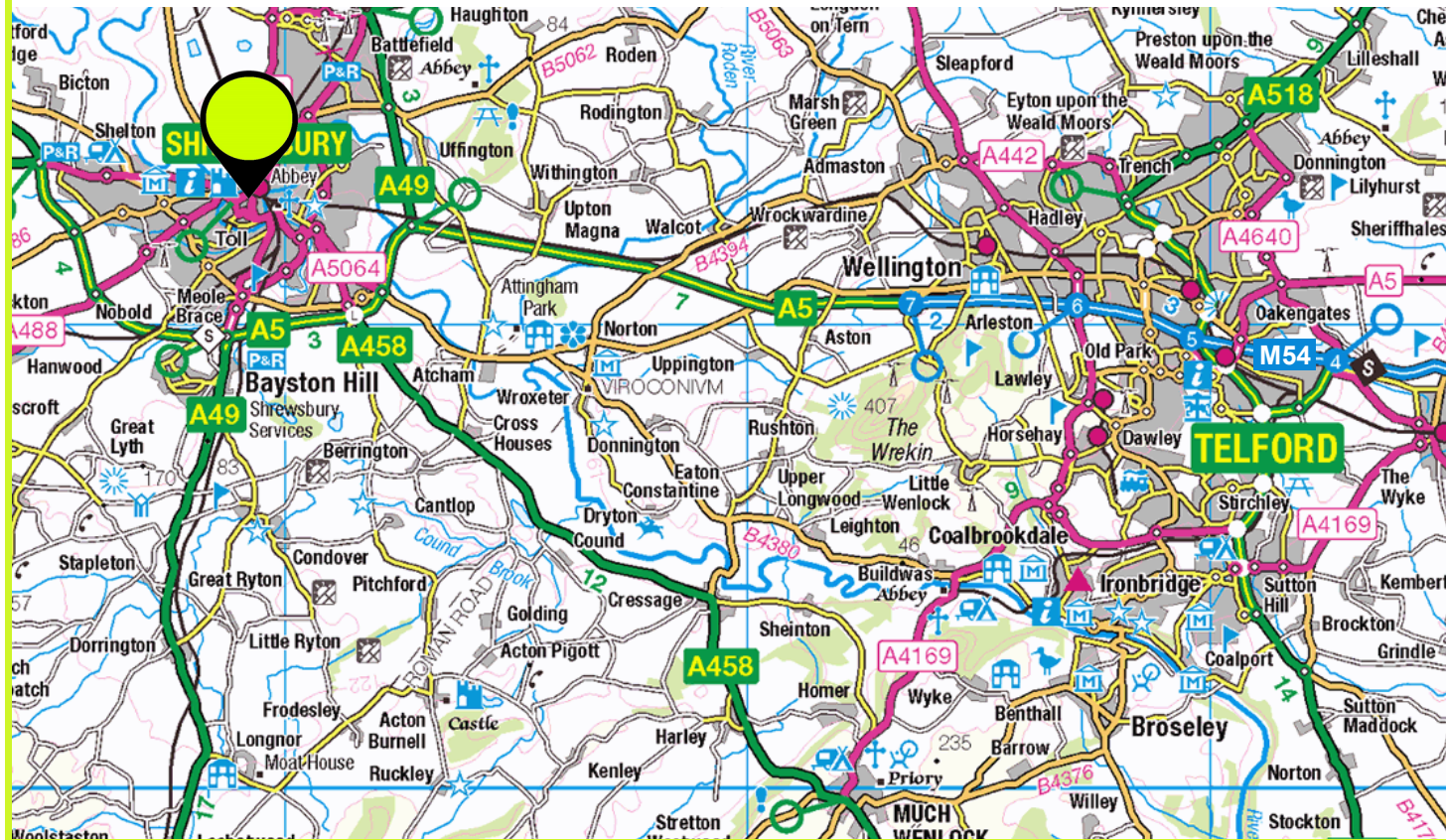
Shrewsbury is the county town and administrative centre of Shropshire, there is a borough population of 80,000 (at the 2022 census) with strong connections to England and mid-Wales. Strategically located at the intersection of the main A49 and A5 trunk road.

## Comprising:

**Unit 2** has a ground floor sales area of 1,991 sq ft with a floor to ceiling glazed frontage, there is a kitchenette, accessible WC and a 1,286sq ft basement with two access stairs, previously used as a series of treatment rooms. The unit has consent to be turned into a restaurant (if applicable) and planning has been consented for extraction to be attached to the rear elevation. The unit also benefits from air conditioning.

The Landlord would consider the amalgamation of **Unit 1** and **Unit 2** into one unit.

**Unit 1** has a ground floor sales area of 2,307 sq ft with further space allocated to staff toilets, a plant room (on the first floor) and 683sq ft storage room. The unit was previously used as a restaurant with large modern open plan dining area and is fitted out to a high standard. The front of the property benefits from an attractive glazed dual frontage looking out onto both Market Street and Swan Hill.



Chester  
44 miles

Telford  
14 miles

Birmingham  
47 miles



Manchester  
1 hr 33 mins

Telford  
35 mins

Birmingham  
1 hr 17 mins

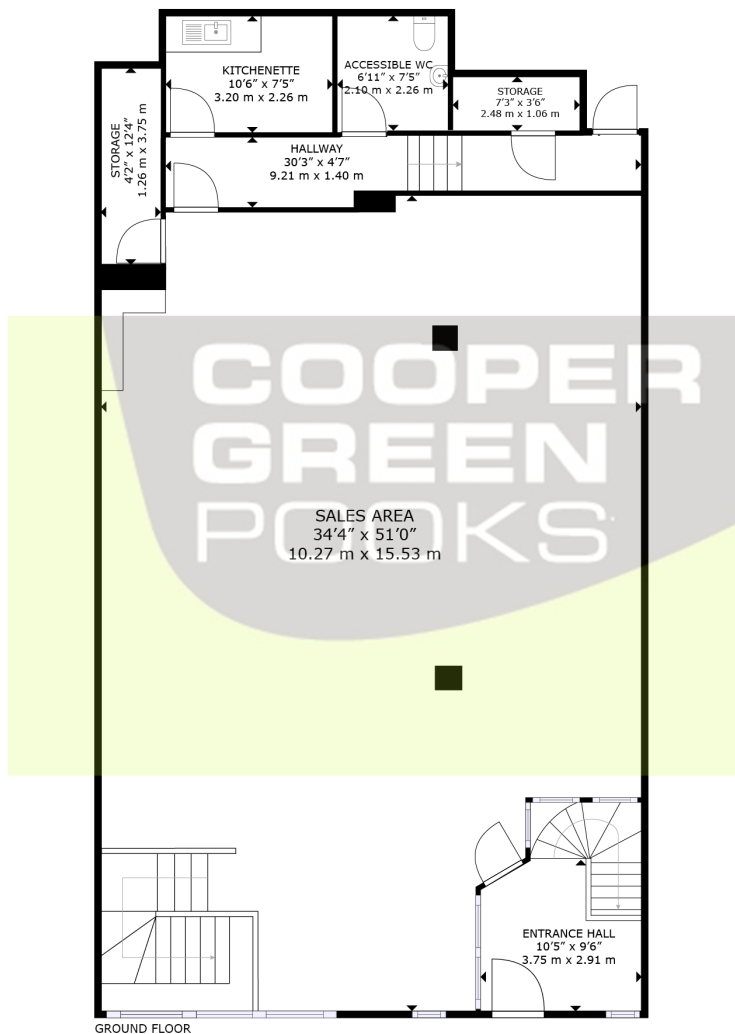


Manchester  
1hr 27mins

Liverpool  
1 hr 23 minutes

Birmingham  
1 hr 2 mins

**Unit 2, Talbot House, 11-15 Market Street, Shrewsbury, Shropshire, SY1 1LG**



GROSS INTERNAL AREA  
GROUND FLOOR: 2,100 sq ft, 195 sq m  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Accommodation

*(Measured in accordance with the RICS Code Of Measuring Practice.  
All measurements are approximate and are on a gross internal floor area basis).*

Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	Retail Area	1991	184.97
Ground Floor	Kitchenette		
Ground Floor	Toilets		
Basement	Treatment Rooms	1286	119.47
<b>Gross Internal Area</b>		<b>3277</b>	<b>304.44</b>

Ratable Value:

Unit 2 £32,250

Energy Performance Rating:

C 71

## Local Authority:

Shropshire Council,  
The Shirehall,  
Abbey Foregate,  
Shrewsbury,  
SY2 6ND.  
03456 789 000

## Planning:

The premises are understood to have an existing use for Class E Retail purposes and are situated within the Shrewsbury Town Centre Conservation Area.

Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

## Deposit:

The equivalent of 6 months rent plus VAT. The deposit is capable of increasing in line with any rental increase.

## References:

The successful applicant will typically need to provide satisfactory references/company trading accounts.

## Anti-money Laundering and Identity Verification:

To comply with anti-money laundering regulations, we are obliged to verify identify and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

## Service Charge:

A Service Charge is payable for the maintenance and upkeep of the building and communal parts of the property, which is to be charged on a quarterly basis in addition to rent.

## Services:

All mains services are believed to be connected to the property.

## Costs:

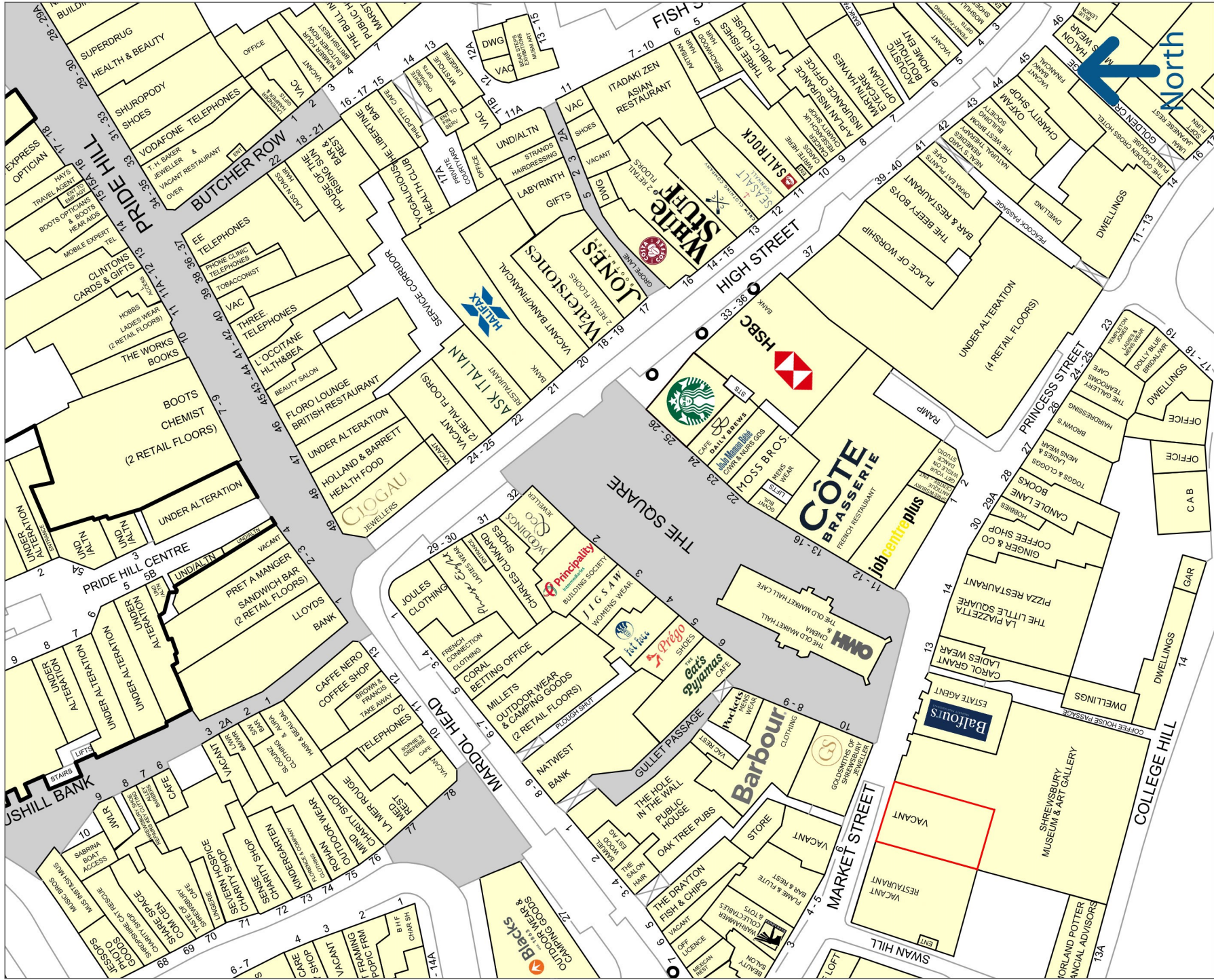
Both parties to cover their own legal costs.

## VAT:

We have been advised that the Landlord has elected to charge for VAT at the property.

## Rent Free Period:

Three months from completion of the lease or occupation, which ever is the earlier.



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50 metres

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Experian Goad Plan Created: 02/11/2022  
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