

**COOPER  
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POOKS**

**COOPER  
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01743 276666  
FIRST FLOOR & TOILET  
TO LET

TALBOT HOUSE

**COOPER  
GREEN  
POOKS**  
01743 276666  
FULLY FITTED RESTAURANT  
TO LET

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

Ground Floor Restaurant To Let





## Summary

- Ground floor restaurant to let on a new lease (terms to be agreed). Unit 1 and Unit 2 available separately or as one combined unit.
- Sales Area; 2,307 sq ft (214.32 sq m).
- Initial Rent; £50,000 per annum (excl).
- Located on Market Street, just off Shrewsbury's historic market Square.
- Nearby occupiers include Cote Brasserie, FatFace, Giggling Squid, Ask Pizza, La Piazzetta, Beefy Boys, Ginger & Co, 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.
- The restaurant is fully fitted, including kitchen equipment and extraction and could be up and running very quickly.



For further information contact:

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Unit 1  
[Virtual Tour](#)

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Approach from Shoplatch



Market Street to Shoplatch



Rear Elevation from Swan Hill



Shrewsbury's historic town square





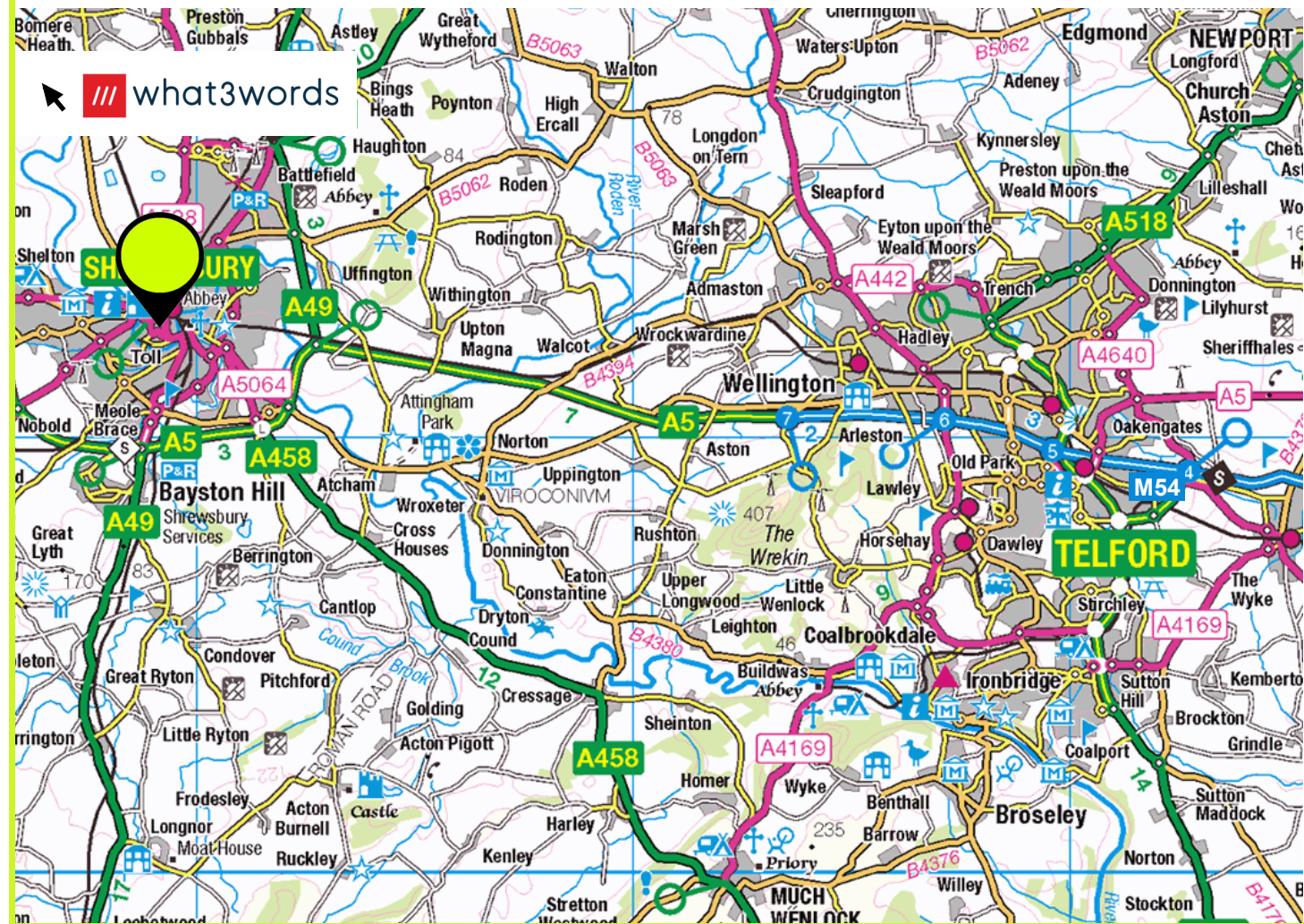
## Location:

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 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 of storage rooms. The unit was formerly used as a 'Loch Fyne' restaurant and is currently fitted out to a high standard for this purpose providing a large modern open plan dining area. The front of the property benefits from an attractive glazed dual frontage looking out onto both Market Street and Swan Hill. The unit benefits from air conditioning, extraction and a wide range of kitchen equipment.



## Proposal

Unit 1 is available at an initial rent of £50,000 p.a.x on a new (minimum) 10-year lease.



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

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## Accommodation

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

### UNIT 1

Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	Restaurant Area	2307	214.32
Ground Floor	Kitchen		
Ground Floor	Internal Storage		
Ground Floor	Bottle Store		
Ground Floor	Staff Room		
Ground Floor	Staff Toilets		
Ground Floor	Customer Toilets		
<b>Gross Internal Area</b>		<b>2307</b>	<b>214.32</b>

Unit 2 mezzanine area believed accessible from ceiling hatch in cold room off kitchen.

### Business Rates:

Current Business Rates:      ↗ Unit 1 - £50,500

Energy Performance Rating:      ↗ Unit 1 - E 103

### 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.

### Fixtures & Fittings:

All items usually classed as tenants' fixtures and fittings, and not mentioned in these details are excluded from the letting.

A premium of £30,000 plus VAT is sought for all the fixtures, fittings and kitchen equipment (excluding the Mechanical and Extraction Installation) that remains in Unit 1.

### 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:

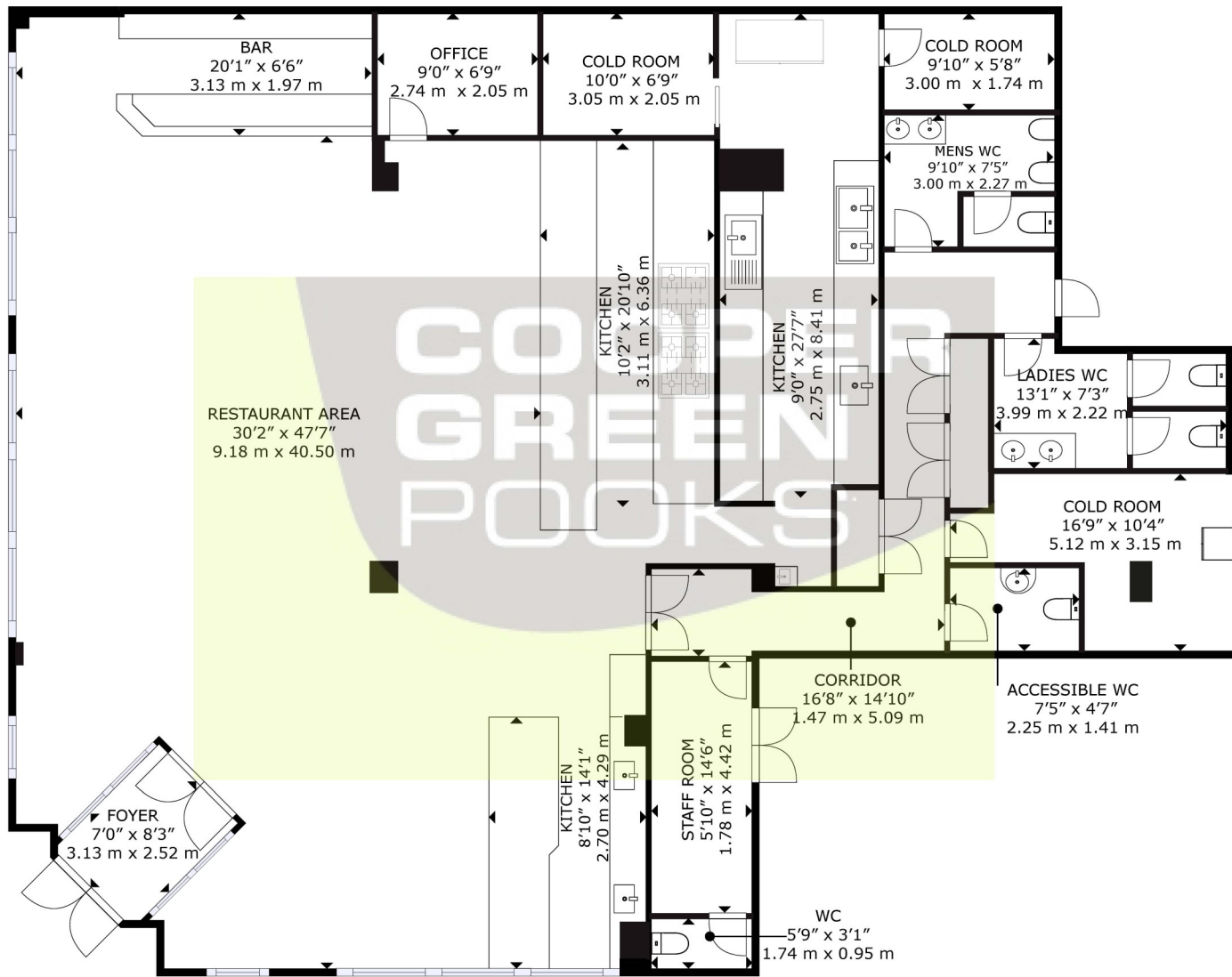
We have been advised that the Landlord has elected to charge for VAT at the property.

### Rent Free Period:

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



# Unit 1



GROUND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 3,114 sq ft, 289 sq m  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.





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Experian Goad Plan Created: 02/11/2022  
Created By: CGP Commercial Property

50 metres



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