

27 & 27a Claremont Hill  
Shrewsbury, SY1 1RD

Guide Price: £495,000



Ground Floor Retail

## Summary

- Mixed use Town Centre freehold investment opportunity
- Split into a ground floor retail unit with extensive basement storage (currently trading as 'Vic Breeze & Co' since 1982) and three studio flats above.
- Ground Floor and Basement offered with vacant possession due to retirement of the Vendor.
- The three flats above are let on Assured Shorthold Tenancies generating a total income of £19,800 per annum.
- The Shop unit has an ERV of £14,000 per annum, giving a gross potential income of £33,800 p.a, representing a gross yield of 6.8%.
- Further asset management potential.
- Attractive Grade II Listed Building in the heart of Shrewsbury town centre on a pedestrian street with excellent footfall.



Virtual Tour



Ground Floor Retail

27 & 27a Claremont Hill, Shrewsbury, SY1 1RD



Flat 1, Second Floor

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### Location:

The property occupies a prominent position on Claremont Hill, a key thoroughfare linking Shrewsbury's bustling town centre with the Quarry Park and River Severn. The location benefits from excellent footfall, drawing both shoppers and visitors moving between the retail core and one of the town's most popular leisure destinations. Claremont Hill is characterised by an appealing blend of professional services, boutique retailers, cafés, restaurants and high-quality residential property, making it a vibrant and distinctive part of the town. The street continues to attract occupiers looking for a well-connected, attractive and established location within Shrewsbury town centre.

Shrewsbury is the county town of Shropshire being located about 47.8 miles North-West of Birmingham, 43.2 miles South of Chester, and 16.5 miles West of Telford. It has an urban population of 80,000 and benefits from good road communication links leading from the A5 trunk road to the M54 motorway and onto the M6 and the rest of the country's national motorway network. The town is also served by the A49 Cardiff—Manchester trunk road and the A458 from its mid-Wales hinterland.

There are direct rail services to London Euston (approximately 2 hours 41 minutes) and also to Birmingham, Manchester and Cardiff.

### Description:

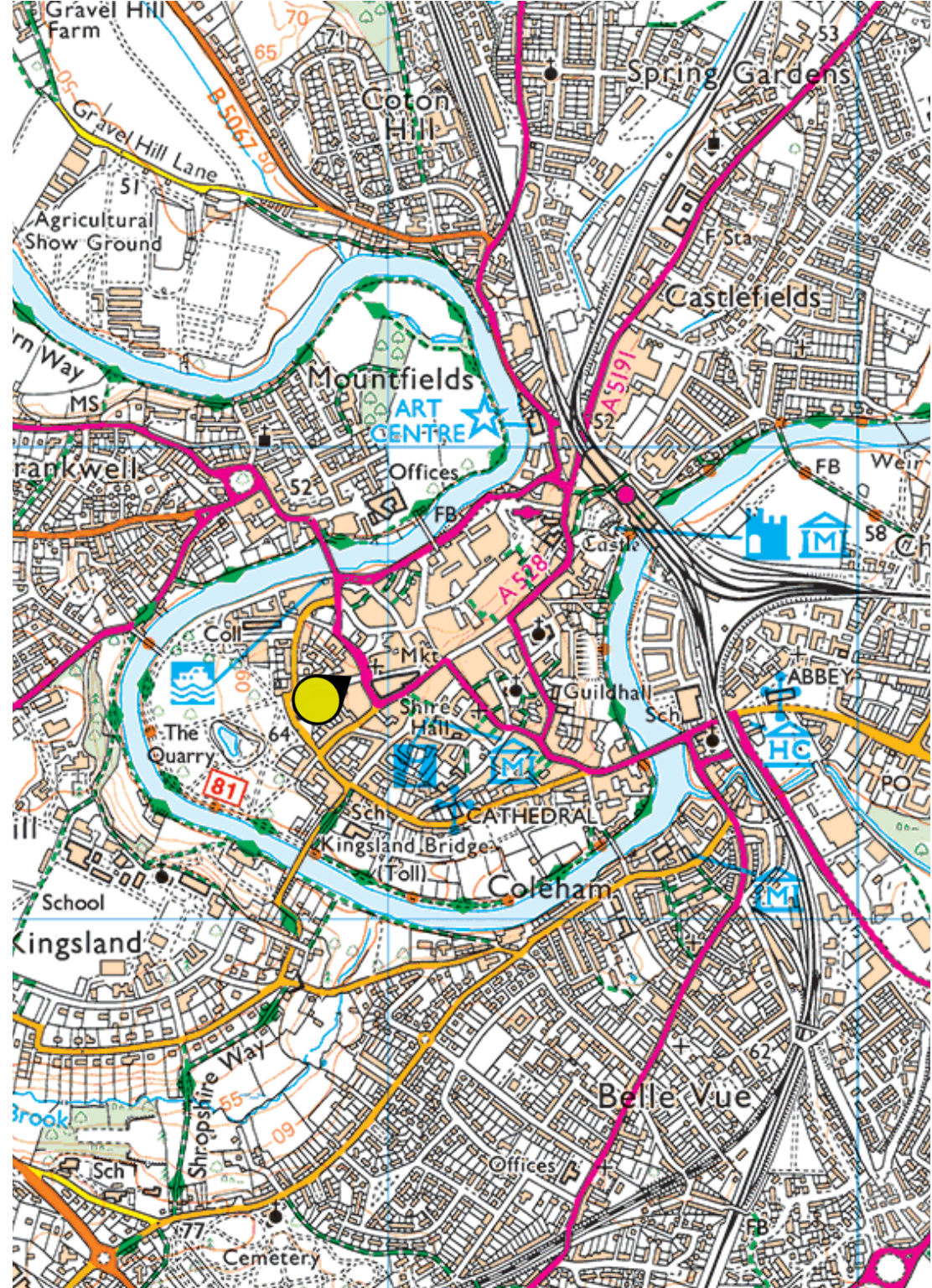
27 Claremont Hill is an attractive Grade II listed mixed-use property occupying a prominent position close to Shrewsbury town centre. The building comprises a commercial unit arranged over the ground floor and basement, together with three self-contained one-bedroom flats on the upper floors.

The upper parts are fully let, producing a total rental income of £19,800 per annum, while the ground floor will be offered with vacant possession due to retirement of the Vendor. This combination offers strong appeal to both investors, seeking an immediate income stream from the residential element and the potential to secure a commercial tenant, and also to owner-occupiers seeking centrally located premises with additional income from the flats.

### Shrewsbury and Retail

In 2024, Shrewsbury was named number one in the Telegraph's list of UK's best high streets. Shrewsbury Market Hall has also been voted 'Britain's Favourite Market' for an 'unprecedented' third year running and a record 4th time at the 2025 Great British Market awards. The town is also home to Wyle Cop which is reputedly the longest uninterrupted run of independent traders in the Country.

Given such accolades, it is hardly surprising that Shrewsbury's High Street attracted record footfall numbers in December 2024 with more than £135million spent by visitors to it's town centre shops and businesses, outperforming GB benchmarks.



27 Claremont Hill - Residential Tenancy Schedule

| Address                                  | Tenancy Start Date | Rent           | EPC  | EICR valid until | Comment                                                                     |
|------------------------------------------|--------------------|----------------|------|------------------|-----------------------------------------------------------------------------|
| 27 Claremont Hill                        | n/a                | £14,000 pa ERV | D 88 | To follow        | The Fire Risk Assessment and Asbestos Reports are compliant and up to date. |
| Flat 3, First Floor, 27a Claremont Hill  | 14/05/2020         | £550 pcm       | D 58 | 02/09/2030       |                                                                             |
| Flat 1, Second Floor, 27a Claremont Hill | 31/01/2024         | £550 pcm       | D 66 | 02/09/2030       |                                                                             |
| Flat 2, Third Floor, 27a Claremont Hill  | 18/01/2025         | £550 pcm       | D 62 | 02/09/2030       |                                                                             |

Total Rental Income from the flats: £1,550 p.c.m. (£19,800 p.a.)

Accommodation

| Floor        | Description                                                                                                       | Size [sq ft]  | Size [m²]   |
|--------------|-------------------------------------------------------------------------------------------------------------------|---------------|-------------|
| Basement     | Storage<br>Including toilet                                                                                       | 305 sq ft NIA | 28.3 m² NIA |
| Ground Floor | Sales Area<br>Kitchenette                                                                                         | 479 sq ft NIA | 44.5 m² NIA |
| Ground Floor | Communal entrance to Apartments                                                                                   |               |             |
| First Floor  | <b>Flat 3, First Floor</b><br>One bedroom flat with kitchen/dining area and shower room.<br>Excluding Stairwell.  | 493.3 GIA     | 45.8 GIA    |
| Second Floor | <b>Flat 1, Second Floor</b><br>One bedroom flat with kitchen/dining area and shower room.<br>Excluding Stairwell. | 523.7 GIA     | 48.7 GIA    |
| Third Floor  | <b>Flat 2, Third Floor</b><br>One bedroom flat with kitchen/dining area and shower room.<br>Excluding stairwell   | 527.1 GIA     | 49 GIA      |
| Total Area   |                                                                                                                   | 2,328.1 sq ft | 216.3 m²    |

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.

All items usually classed as Tenant's fixtures and fittings, and not mentioned in these details will be excluded from the sale.

Both parties to cover their own legal costs.

The property is not elected for VAT, and therefore VAT won't be charged on the sale.

We understand all mains services are connected to the property subject to connection charges by the utility companies. Ingoing tenants to rely on their own enquiries.

Shropshire Council,  
Guildhall  
Frankwell Quay  
Shrewsbury  
SY3 8HQ

03456 789 000

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The map displays a network of streets including Barker Street, Claremont Street, Bell Stone, and Shoplatch. Key businesses and locations are labeled, such as Alberts Shed Bar, KFC, Fast Food Restaurant, Holland Broadbridge Estate Agent, Cooper Green Pooks Estate Agents, The Loopy Shrew Bar & Restaurant, Francesco Hairdressing, The Exchange Public House, and Abakhan Fabrics Clothing. A red box highlights 'VIC BREEZE & CO HAIRDRESSING' at 27 Claremont Hill. A parking symbol with '(65) (ACTUAL)' is also present.

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**Basement—Storage**

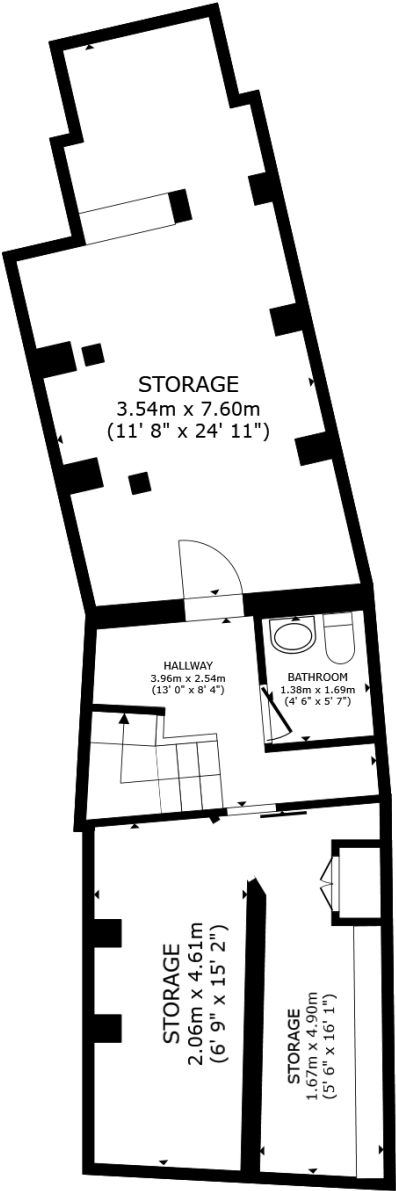


**Flat 1, Second Floor - Kitchen**

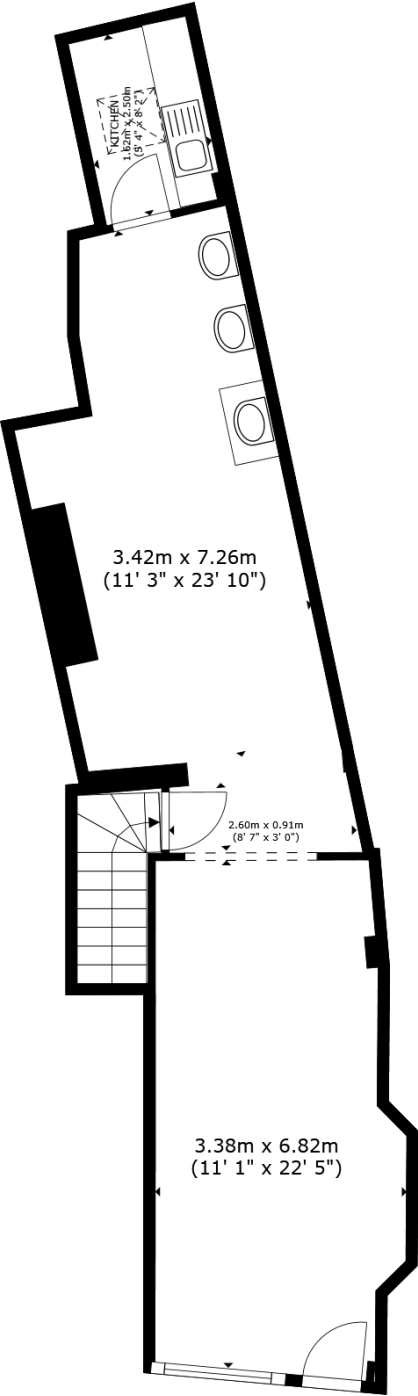
27 & 27a Claremont Hill, Shrewsbury, SY1 1RD



**Flat 1, Second Floor - Bathroom**



BASEMENT

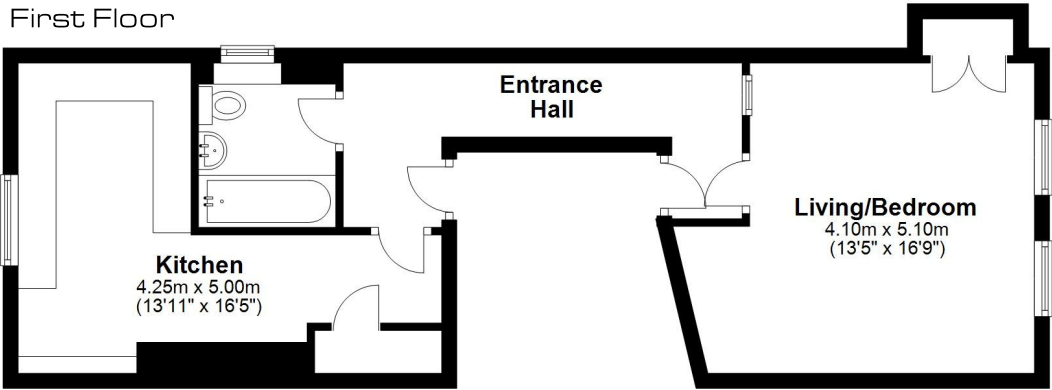


GROUND FLOOR

Floorplans  
27a Claremont Hill

**Flat 3**  
Approx. 45.8 sq. metres (493.3 sq. feet)

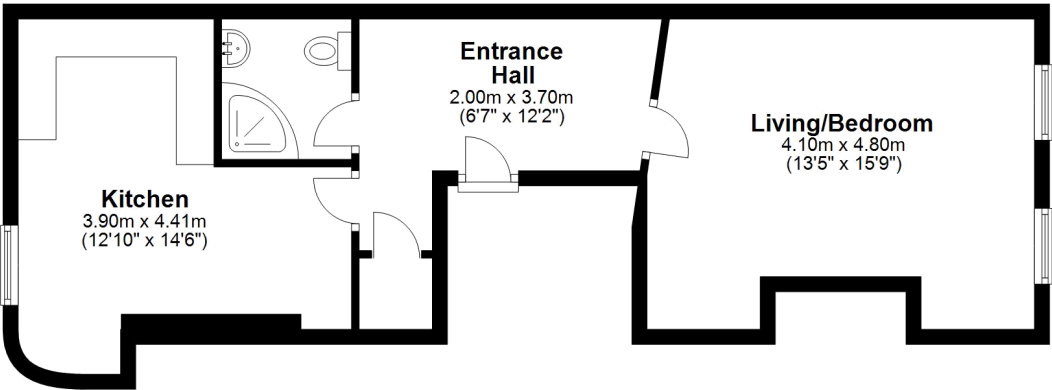
First Floor



**Flat 1**

Approx. 48.7 sq. metres (523.7 sq. feet)

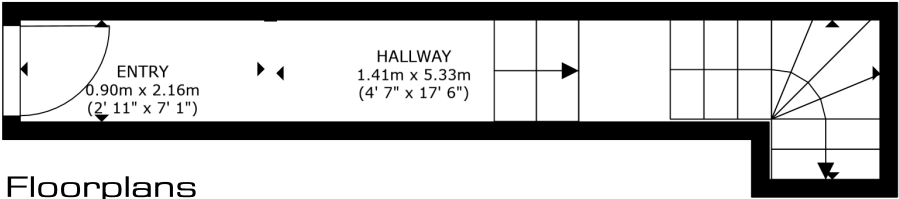
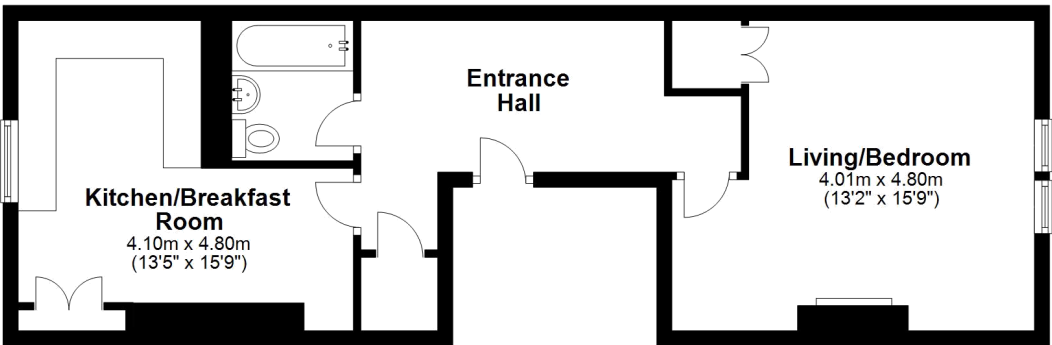
Second Floor



**Flat 2**

Approx. 49.0 sq. metres (527.1 sq. feet)

Third Floor



Floorplans  
27a Claremont Hill  
Communal Hallway and Landings

