





Summary

- Flexible commercial space available immediately.
- Suitable for a variety of commercial uses or continued excellent 'performance' or dance studio space.
- Excellent fit out, ready for immediate occupation, subject to intended use.
- Prominent corner frontage on Princess Street with large glazed 'shop front'.
- Large street level retail space with a further larger open plan space to the rear plus storage.
- Located opposite popular coffee shops and the busy Square.
- Loading lay-by bays located directly outside.
- Nearby occupiers include independent Antique shops, Ginger and Co (coffee shop), Pieces for Places (home furnishings), Carvells on the Square (womens clothing), Toggs and Cloggs (clothing), Brown's Hairdressing, Templeton Jones (country clothing) amongst a wide variety of other independent retailers, restaurants and cafes.



1-2 Princess Street, Shrewsbury, SY1 1JZ



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Description:

The property comprises a commercial unit which is currently fitted out as a performing arts space. The unit has a double-door entrance directly off Princess Street and a large, glazed shop front. Inside, there is a good sized waiting area or retail space with a large open performance space to the rear which could also be used for a number of alternative commercial uses subject to planning. The property is in good decorative order providing an 'oven-ready' space for a new studio use or ready for a new tenants fit out.

Location:

The property is located in Shrewsbury Town Centre on Princess Street, a one-way, restricted access road providing disabled parking access to the town centre and servicing for retail units. Within Princess Street, the unit is situated adjacent to the rear of the former House of Fraser department store. Contracts have now been signed for the redevelopment of this to provide two commercial units fronting Princess Street and access to a basement spa, subject to planning. The unit is also opposite popular coffee shops and restaurants and close to the popular Square which holds frequent markets and events.

As the county town and administrative centre of Shropshire, Shrewsbury has a borough population of roughly 80,000 (according to previous census), a 5% rise since 2020 and a larger catchment extending into Mid Wales of roughly 600,000 people.

It is strategically situated at the intersection of the A49 from the South of Wales and the A5 trunk road leading to the North of Wales and Telford and Birmingham on the M54.

Shrewsbury and Retail

The town is home to Wyle Cop which is reputedly the longest uninterrupted run of independent traders in the Country. 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.

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.



Tenure

The premises are to be let on a new lease of 6 years on a Tenant's apportioned full repairing and insuring basis with a Rent Review after 3 years.

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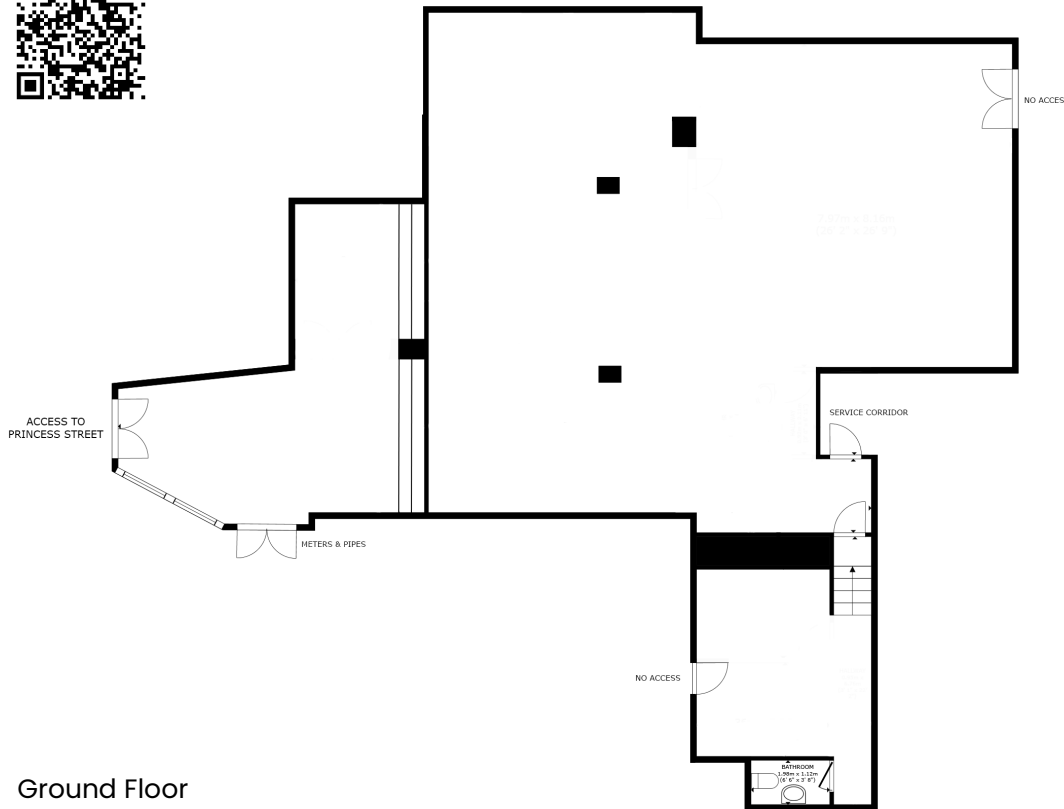
Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice.

All measurements are approximate and are on a net internal floor area basis.)

Floor		Size	Size
Ground Floor	Sales Area	2,342 sq ft	217.57 m ²
Ground Floor	Office	202 sq ft	18.76 m ²
Ground Floor	Toilets		
Ground Floor	Total Frontage	20 ft	6.10 m
Ground Floor	Shop Depth	72.9 ft	22.9 m
Ground Floor	Build Depth	95.3 ft	29.93 m
	Total	2,544 sq ft	236.33 m ²

Virtual Tour



Ground Floor

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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 and Fittings:

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

Costs:

Both parties to cover their own legal costs incurred in the transaction.

VAT:

All prices mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. The Landlord has elected to charge VAT on the rent.

Services (not checked or tested):

All mains services are understood to be available subject to connection charges by the utility companies.

Service Charge:

The ingoing Tenant will be liable for a share of costs in relation to the upkeep of the communal parts (service charge). Currently, there is no formal service charge levied, with any expenditure charged on an ad hoc basis.

Rateable Value: £19,250

1st April 2023

Energy Performance Rating: **D** 93

Planning:

The property is within Shrewsbury's Town Centre Conservation Area. We understand the property has an existing use for Class E. Interested parties are encouraged to satisfy themselves of the planning position regarding their intended use.

Local Authority:

Shropshire Council

Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ

03456 789 000



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