



3 & 3a High Street, Shrewsbury, SY1 1SP

Price: £600,000



Kitchen and Dining Area of HMO



3 High Street Retail Floor



Bedroom One in HMO

Summary

- Mixed use Town Centre Investment opportunity.
- Retail unit let on a 7 year lease to Coastguard Road Limited (CRN 01154129) t/a Moshulu (shoe retailer) who have 23 stores in affluent towns across the UK.
- Recently renovated three storey residential four bedroom furnished HMO to upper floors, with separate access off High Street.
- Uppers currently fully let on Assured Short Term Tenancies (ASTs).
- Current passing rent from whole building is £45,000 per annum.
- Price: Seeking offers of £600,000 (six hundred thousand pounds), reflecting a gross initial yield of 7.5%.
- EPC rating for Ground Floor is D 93.
- EPC for Residential Uppers is B 82.

For further information contact:
Cooper Green Pooks
01743 276 666—option 3

Andrew Birtwistle
ab@cgpooks.co.uk
07775 703 246

James Satoor
james.satoor@cgpooks.co.uk
07494 328 693

Location

High Street is located in the town centre and forms part of a one-way traffic loop through the town centre which is closed to car traffic at weekends (there is an alternative car route around the town centre via Town walls). There are bus stops along its route and the town's bus depot and railway station are within easy walking distance.

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.

Description

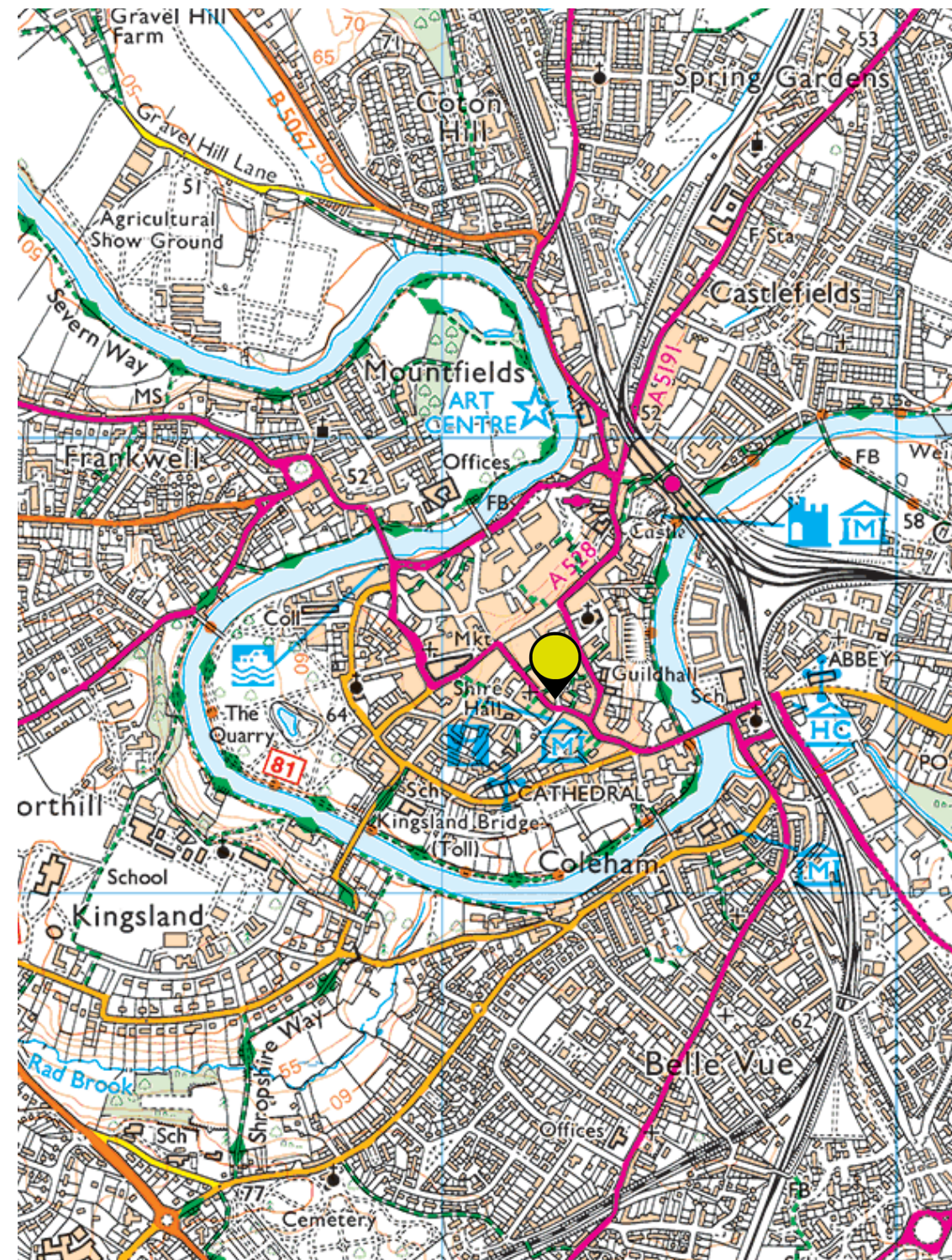
The property comprises a Grade 2 listed period building (constructed of brick elevations) fronting directly onto High Street. There is a modern shop front for the retail unit and a separate dedicated entrance to the residential accommodation above. The building has been recently renovated to provide a four bedroom House of Multiple Occupancy (HMO) above with a shop unit at ground.

The residential accommodation has been finished to a high standard (see photos) and all rooms are currently let at the time of drafting the particulars. The retail unit is let to Coastguard Road Limited t/a Moshulu, who have 23 stores located in affluent towns throughout the UK.

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 its town centre shops and businesses, outperforming GB benchmarks.



3 High Street–Commercial Tenancy Schedule

Tenant	Tenancy Dates	Annual Passing Rental Income	Comment	EPC	Ratable value
Coastguard Road Limited (CRN 01154129) T/A Moshulu	7 year lease commencing 1st November 2019	£10,500 p.a.	Rent Review outstanding 01/11/2024 Lease is outside the Security of Tenure provisions of Landlord	D 93	£15,750

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	Description	Size (m ²)	Size (sq ft)
Ground Floor	Retail Area	36.5m ²	393 sq ft
Ground Floor	Office	7m ²	75 sq ft
Ground Floor	WC		
Total Net Area		43.5 m²	468 sq ft

[Click Here for Virtual Tour of 3a High Street](#)

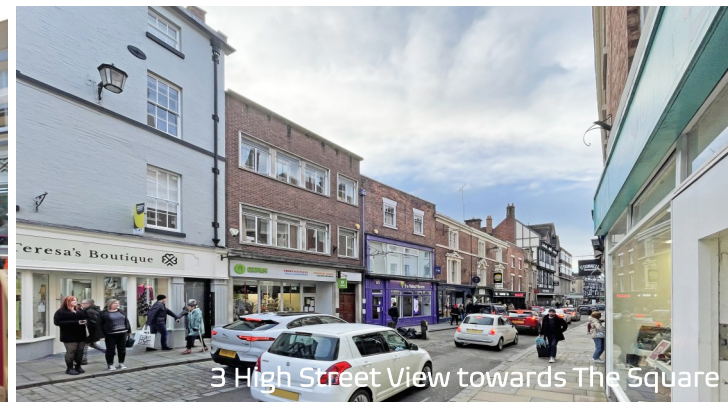
Further Lease details are available on request from the Agent,



3 High Street, Retail Floor



3 High Street, Retail Floor



3 High Street View towards The Square

3a High Street - Residential Tenancy Schedule

Address	Tenancy Start Date	Rent Per Month	Last Rent Review	Status	Size (excluding en-suites)	EPC	Gas Cert Expiry Date	EICR Expiry Date	Condition
Room 1	25/03/2023	£800	n/a	Periodic	18.42m ²	B 82	11/02/2026	17/03/2028	Excellent
Room 2	21/03/2023	£750	n/a	Periodic	15.63m ²				
Room 3	25/03/2023	£650	n/a	Periodic	9.82m ²				
Room 4	25/03/2023	£675	n/a	Periodic	9.35m ²				
Monthly rental income		£2,875 p.c.m. (£34,500 p.a.)							

Accommodation

Floor	Description	Size (m ²)	Size (sq ft)
Cellar	Storage Meters for Retail unit and Residential Uppers	33.49	360.5
Ground Floor	3a High Street - Entrance for HMO Fire Escape for 2 High Street	5	53.8
First Floor	3a High Street - HMO - First Floor Floor Plate Excluding stairwell.	42.72	459.8
Second Floor	3a High Street - HMO - Second Floor Floor Plate Excluding stairwell	42.34	455.7
Third Floor	3a High Street - HMO - Third Floor Floor Plate Excluding stairwell	29.88	321.6
Total Gross Area		153.43 m²	1651.4sq ft

[Click Here for Virtual Tour of 3a High Street](#)

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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 & Fittings

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

Costs:

Both parties to cover their own legal costs.

VAT:

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

Services:

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.

Local Authority:

Shropshire Council,
The Guildhall,
Frankwell Quay
Shrewsbury
SY3 8HQ
03456 789 000



50 metres

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3a High Street Kitchen



3a High Street Living Dining Room

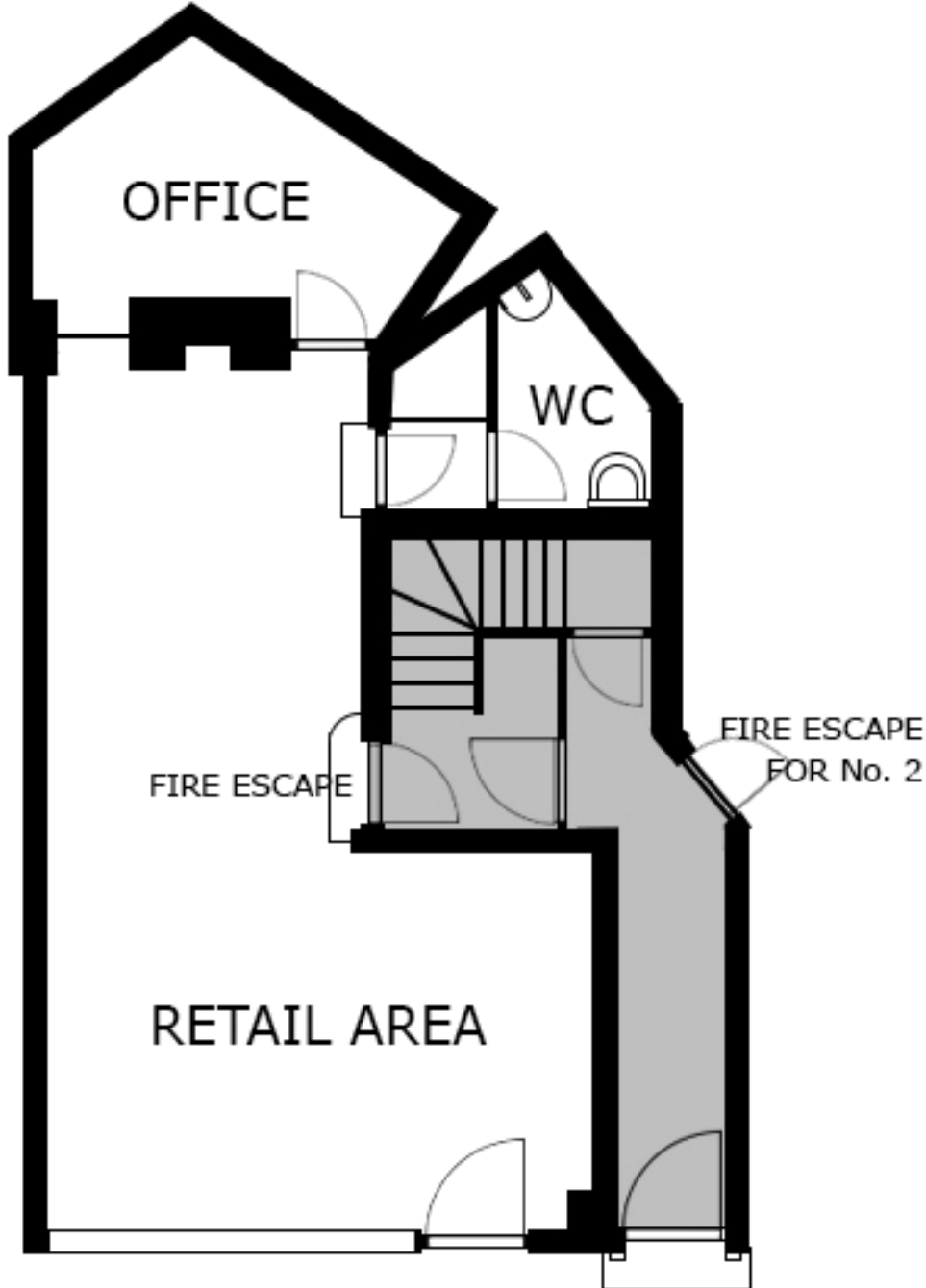


3a High Street Utility Room and WC

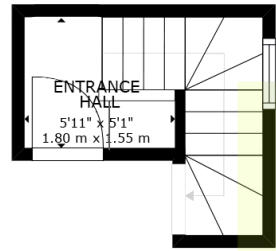


3a High Street Bedroom Two

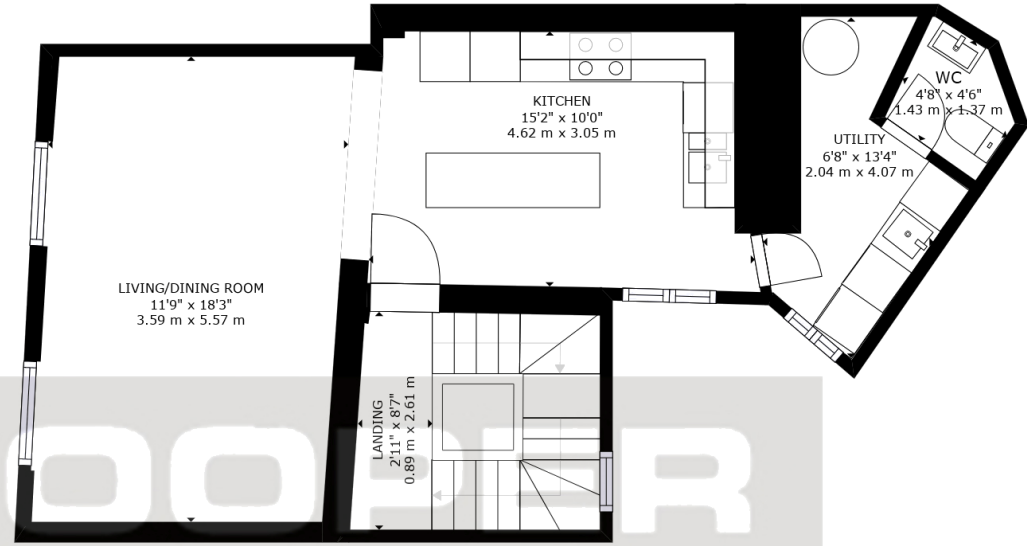
3 High Street - Floorplan



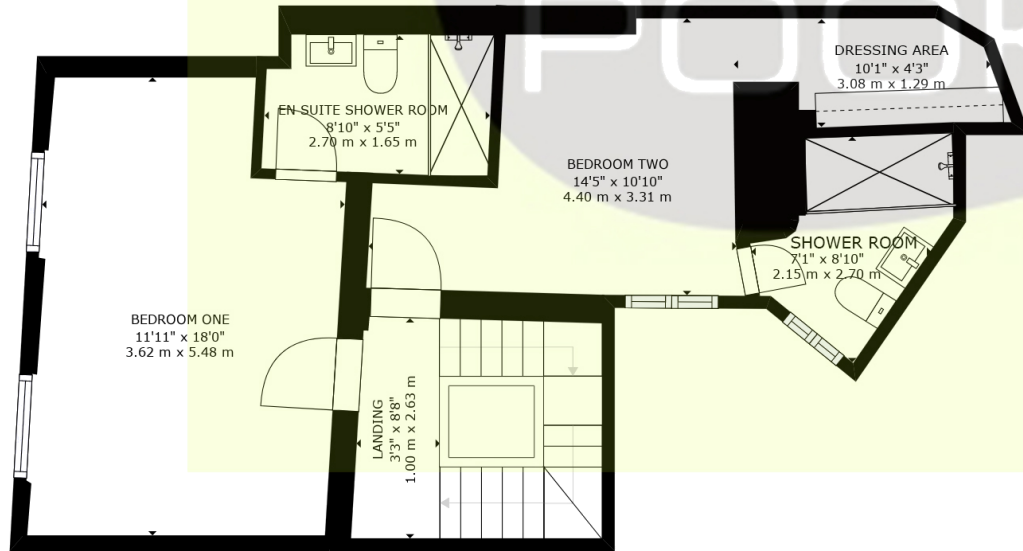
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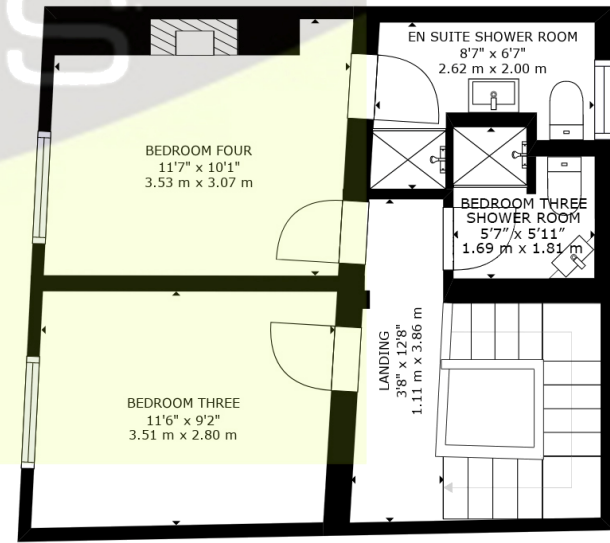
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR