



9 Wyle Cop
Shrewsbury, SY1 1UT

£17,000 pa (exclusive)



Summary

- Prominent corner retail unit available to let.
- Approximately 731 sq ft. (67.95 m²)
- Occupying a highly visible position at the intersection of Wyle Cop and Dogpole with a pedestrian crossing directly outside.
- Grade II Listed.
- On Saturdays Wyle Cop and The High Street become pedestrianised drawing additional foot traffic.
- Wyle Cop is reputedly the UK's longest run of independent retailers.
- Nearby occupiers include The Wellness Atelier, Claire Mischevani (womens boutique), Its Feet First (children's footwear), Botanique (florists), The Specialist Whisky Shop, Blushies (swimwear and lingerie), E & J Jewellers and Cooking Kneads amongst a wide variety of other Independent retailers and cafes.



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For further information, contact:
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Location:

Wyle Cop is the principle vehicular route into the town centre when approaching from the east and English Bridge. There is the town's main NCP car park at the foot of Wyle cop which means there is significant footfall up Wyle Cop which uses the pedestrian crossing outside the subject property.

The property occupies a corner position at the intersection of Wyle Cop and Dogpole. Both streets form an integral part of the town centre's one way traffic system thus benefitting from visibility of passing traffic. Furthermore, on Saturdays, the High Street and part of Wyle Cop become pedestrianised drawing additional footfall.

Shrewsbury is the county town of Shropshire being located approximately 48 miles North-West of Birmingham, 43 miles South of Chester, and 17 miles West of Telford.

The town benefits from excellent transport links with arterial roads leading from the A5 (T) to the M54 motorway and on towards the M6 and the rest of the country's national motorway network. The Town is also located off the A49 Hereford to Cheshire trunk road and at the beginning of the A458 to mid-Wales.

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

Shrewsbury has a resident urban population of approximately 80,000 people with a County-wide population in excess of 325,000.

Description:

The property comprises a four-storey Grade II listed period building of traditional brick elevations under a pitched tile roof. On the ground floor the shop benefits from an attractive fully glazed frontage with a curved glass recessed entrance onto Wyle Cop and a secondary separate entrance off Dogpole.

Internally, the shop is divided into an open plan ground floor retail area, a secondary retail space at the rear of the unit with access to Dogpole, a W/C, stairs to basement and rear access to courtyard. The first floor is divided into a storage room with views over Dogpole and Wyle cop and a kitchenette and shower room.



Shrewsbury and Retail:

In 2025, Shrewsbury was named number one in the Telegraph's list of UK's best high streets for the second year in a row. 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 2025 with more than £135million spent by visitors to its town centre shops and businesses, outperforming GB benchmarks.

In the wider context Shropshire's visitor economy as a whole surpassed £1 billion for the first time in 2025, a 10.1% increase from 2024, supported by its 10.66 million visitors.

Tenure

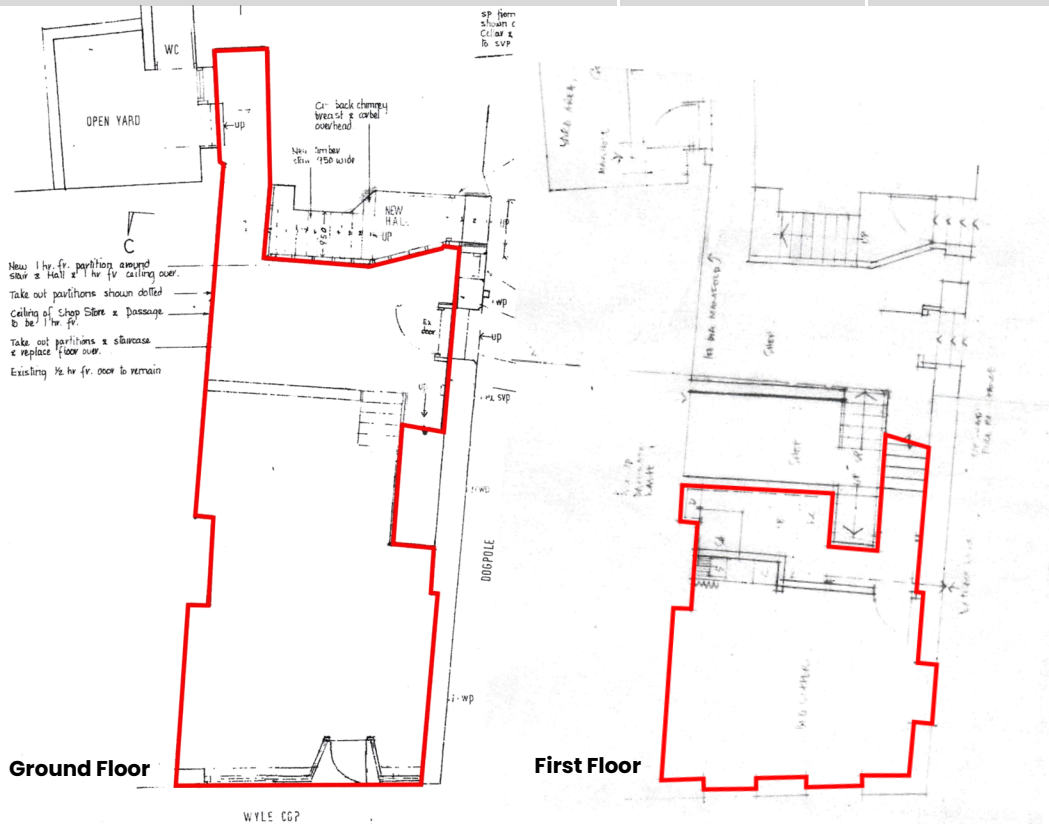
The unit is available to let on terms to be agreed.

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 (sq ft)	Size (m ²)
Ground Floor	Retail Area	360	33.46
Upper Ground Floor	Stock Room / Retail Area	157	14.58
Upper Ground Floor	W/C		
First Floor	Storage with Kitchenette	214	19.91
Second Floor	Rear Courtyard		
	Total	731 sq ft	67.95 m²



Deposit

A rental deposit may be required at lease completion.

Services (not checked or tested):

It is understood that all mains services are available (except gas). Interested parties are advised to make their own enquiries with the relevant utility companies.

Planning:

The premises are understood to have an existing permitted use for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own enquiries with the Local Planning Authority.

The premises are also situated within the Shrewsbury Town Centre Conservation Area.

VAT:

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected not to charge VAT on the rent.

References

The Landlord reserves the right to seek satisfactory Tenant and financial references.

Anti-money Laundering and Identity Verification:

In line with UK anti-money laundering regulations, two form of ID will be required to verify identities and confirm sources of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Costs:

Each party is to pay their own costs incurred in this transaction.

Fixtures and Fittings:

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

Rateable Value:

£16,750

1st April 2026

Energy Performance Rating:

C 70

Local Authority:

Shropshire Council

The Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ

03456 789 000



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