

**COOPER  
GREEN  
POOKS**

**To Let**  
Due To Relocation

13 The Square  
Shrewsbury, SY1 1LA

£35,000 pa (exclusive)





Ground Floor Retail Area



Ground Floor Retail Area



Lower Ground Floor Retail Area

## Summary

- Prominent retail unit available to let in Shrewsbury's highly sought after historic Town Square.
- Approximately 1,540 sq ft. (143.06 m<sup>2</sup>)
- Gross frontage 19 ft providing excellent visibility.
- Well presented ground floor retail and rear storage plus additional lower ground retail.
- Regular artisan and farmers markets held in the Square
- Set among a variety of museums, cafes, restaurants and shops with multiple surface level car parks nearby.
- Nearby occupiers include Cote Brasserie, Weird Fish, Balfours, Shrewsbury Museum and Art Gallery, The Old Market Hall and Cinema, Starbucks, Fat Face, Waterstones, Barbour, CW Sellors and Jigsaw, amongst other National and Independent retailers, cafés and restaurants.

For further information, contact:  
Cooper Green Pooks  
3 Barker Street, Shrewsbury, SY1 1QF  
01743 276 666 - Option 3

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

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

## Location:

Shrewsbury's historic Town Square lies in the heart of the town centre off the High Street and bordered by Mardol Head and Market Street. The property itself is prominently located by the Old Market Hall adjacent to the Shrewsbury Museum and Art Gallery, one of Shropshire's top attractions which draws in excess of 60,000 visitor numbers per year.

The Square is a popular retail destination hosting a mix of restaurants, cafes and retailers such as Cote Brasserie, Barbour, Pockets, La Piazetta, Cats Pyjamas, Jigsaw and Starbucks. Retail units on The Square are highly sought after and are seldom available to let which makes this unit an exciting proposition.

In the broader context, 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.

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

## 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.

## Description:

The shop to let comprises the ground floor and basement of a four storey Grade II listed building with painted brick elevations under a pitched tiled roof. The shop benefits from a large traditional fully glazed shop front with a recessed doorway incorporating mosaic tiled entrance.

Internally, the shop is immaculately presented with plaster and painted walls and ceiling with part wooden and part carpet flooring. There is currently suspended spot lighting throughout typical of a fashion retailer. The shop is currently configured with storage located to the rear of the ground floor where there is also a small staff area including w/c. A wide dog-leg staircase leads down to the carpeted lower ground floor which is also used for retail of fashionwear.

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## Tenure

The shop is available to let on internal repairing and insuring terms for a minimum of 6 years.

## Accommodation

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

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

Virtual Tour



Floor		Size (sq ft)	Size (m <sup>2</sup> )
Ground Floor	Shop width	11.8 ft	3.60 m
Ground Floor	Shop depth	84.48 ft	25.75 m
Ground Floor	Gross Frontage	19.02 ft	5.8m
Ground Floor	Retail Area	<b>961.22</b>	<b>89.3</b>
Ground Floor	W/C		
Basement	Retail / Storage	<b>578.67</b>	<b>53.76</b>
<b>Total</b>		<b>1,539.89 sq ft</b>	<b>143.06 m<sup>2</sup></b>

## Deposit

A rental deposit may be required at lease completion.

## Services (not checked or tested):

It is understood that mains services (except gas) are available.

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 (retail) 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 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: £29,500

1st April 2026

Energy Performance Rating: **C 59**

## Local Authority:

Shropshire Council

The Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ

03456 789 000

