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Maggie Mae's
VINTAGE

2-3
DOGPOLE

2-3 Dogpole
Shrewsbury, SY1 1EN

£13,000 pa (exclusive)



Summary

- Attractive self contained retail unit available to let.
- Ground Floor Sales Area approx. 532 sq ft. (49.42 m²)
- Traditional fully glazed frontage with two separate entrances.
- Spacious open-plan ground floor, suitable for a variety of uses.
- Grade II Listed.
- Located at the intersection of Wyle Cop and Dogpole.
- On Saturdays Wyle Cop and The High Street become pedestrianised drawing additional foot traffic.
- Nearby occupiers include The Wellness Atelier, Vinterior, Claire Mischevani (womens clothing), Its Feet First (children's footwear), Botanique (florists) , The Specialist Whisky Shop, Blushies (swimwear and lingerie), E & J Jewellers and The Toy Box amongst a wide variety of other independent retailers and cafes.

For further information, contact:

Cooper Green Pooks

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Description:

The property comprises a double fronted retail area with two separate entrance doors. Forming part of an historic Grade II listed building with an attractive half-timber cladded facade; the property offers excellent clear retail space with two entrances to maximise visibility and customer access. To the rear of the premises has a kitchenette with access to rear, a WC and a storage room.

Location:

The property is located at Dogpole just off Wyle Cop, one of the main routes to the town centre. Neighbouring occupiers include Vinteriors, Excentric (Collectibles), SY1 Hair and Creative Audio with Teestar (Footwear) and Its Feet First (children's footwear) opposite.

Nearby parking can be found at the NCP Wyle Cop and St Julian's Friars Car Parks.

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.



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	Sales Area	532	49.42
Ground Floor	Kitchen	59	5.48
Ground Floor	Storage	94	8.76
	Total	685 sq ft	63.66m²

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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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:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT, if applicable.

VAT:

All prices mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. The Landlord has elected not 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. Gas fired radiator central heating.

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: £15,500
1st April 2023

Energy Performance Rating: C 53

Planning:

The property forms part of a Grade II Listed Building 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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