

**COOPER  
GREEN  
POOKS**

To Let



6 Milk Street,  
Shrewsbury, SY1 1SZ

£22,000 pa (exclusive)



## Summary

- Ground floor retail unit available to let by way of a new lease (terms to be agreed).
- Approximately 1,206.6 sq ft (112.1 m<sup>2</sup>) of versatile accommodation.
- Prominent and highly visible position on Milk Street, at the junction of Wyle Cop and the High Street
- Suitable for a variety of retail and alternative uses (subject to the necessary consents).
- Situated within an attractive Grade II Listed building, offering character in an established commercial setting.
- The property is subject to a good level of footfall, further enhanced on weekends when Wyle Cop and the High Street are pedestrianised.
- Excellent transport links being a short walking distance of the town's main bus stop, as well as Shrewsbury Railway and Bus Stations.
- Convenient nearby parking provision, including on-street parking along Princess Street and multiple surface-level car parks at the base of Wyle Cop.



6 Milk Street, Shrewsbury, SY1 1SZ

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

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## Tenure

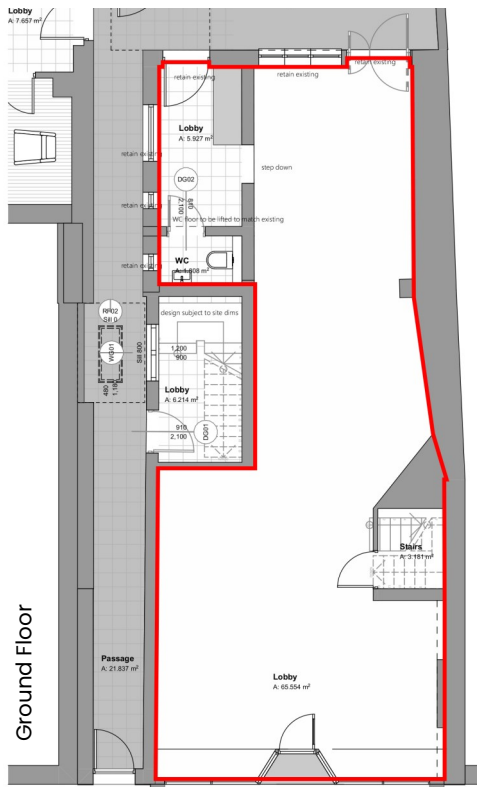
The unit is available to let on a new 6 Year Lease with a 3 Year Tenant Break Option and Rent Review on Tenant's Internal Repairing and Insuring terms.

## Accommodation

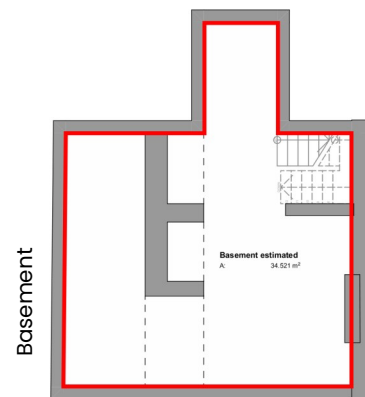
(Measured in accordance with the RICS Code Of Measuring Practice.

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

Floor		Size (sq ft)	Size (m <sup>2</sup> )
Ground Floor	Retail Area	785.8	73
Ground Floor	Staff Accommodation Storage	52.7	4.9
Ground Floor	W/C		
Cellar	Storage	368.1	34.2
Total		1,206.6 sq ft	112.1 m <sup>2</sup>



Floorplan for illustrative purposes only.



## Deposit

A rental deposit may be required at lease completion.

## Services (not checked or tested):

It is understood that all mains services are connected (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:

The ingoing Tenant is to pay the Landlord's reasonable legal fees 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:

£14,750

1st April 2026

## Energy Performance Rating:

C 61

## Local Authority:

Shropshire Council

The Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ

03456 789 000



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.