

**COOPER
GREEN
POOKS**

To Let



**COOPER
GREEN
POOKS**
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OFFICES TO LET

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CANCER RESEARCH UK

9 High Street,
Shrewsbury, SY1 1SP

£30,500 pa (exclusive)



Summary

- Opportunity to lease a High Street retail unit in the historic Shrewsbury Town Centre.
- Ground floor sales area approximately 686 sq ft (63.7 m²).
- On Saturdays, Wyle Cop and The High Street become pedestrianised drawing additional footfall.
- Grade II Listed building with accommodation arranged over three floors.
- Traditional glazed shop front with prominent signage.
- Close to the historic town Square with its regular markets.
- Nearby occupiers include Seasalt (women's clothing), SaltRock (clothing), Write Here (stationary), White Stuff (clothing), HSBC Bank, Beefy Boys (restaurant), Waterstones, Neals Yard Natural Remedies (beauty) amongst a wide variety of other independent retailers and cafes.



For further information, contact:
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9 High Street, Shrewsbury, SY1 1SP

Location:

The property occupies a prominent position in the middle of the High Street in between The Square and Wyle Cop. Nearby occupiers include National brands such as White Stuff, Crew Clothing, Starbucks, Neals Yard Natural Remedies and HSBC Bank, as well as established local operators such as Write Here, Beefy Boys and the Blue Lemon.

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.

Shrewsbury and Retail:

In 2025, 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 2025 with more than £135million spent by visitors to it's town centre shops and businesses, outperforming GB benchmarks

Description:

The property comprises a distinctive Grade II listed period building of brick elevations in the traditional 19th Century style, with an elevated parapet and a pitched tile roof arranged over three floors. The building provides an attractive and characterful frontage onto the High Street.

The ground floor has a traditional retail frontage being fully glazed with a recessed glazed entrance and original mosaic threshold. The ground floor itself offers well presented versatile accommodation suitable for a variety of uses and the first and second floors provide ample storage and office space.

 what3words forget.maple.harder

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Tenure

The building is available to let (terms to be agreed).

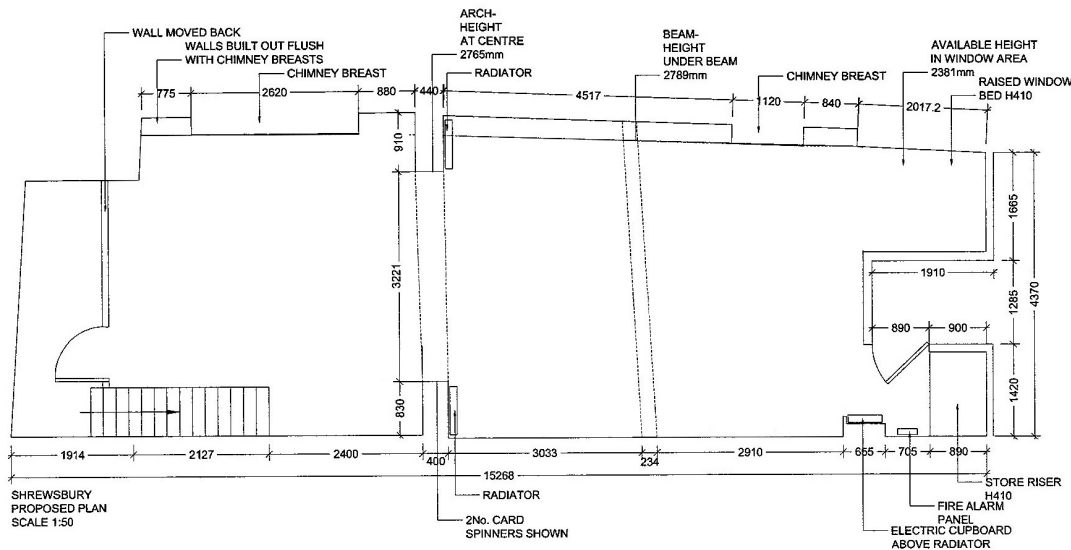
Accommodation

(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	Sales Area	686	63.7
First Floor	Storage	317	29.45
Second Floor	Storage	Not Measured	
Total		1,003 sq ft	93.15 m ²

Ground Floor



0m 1m 2m
SCALE INDICATOR - 1:50

Deposit

A rental deposit may be required at lease completion.

Services (not checked or tested):

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 as to whether planning permission is necessary for their intended use.

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:

£21,000

1st April 2026

Energy Performance Rating:

TBC

Local Authority:

Shropshire Council

Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ

03456 789 000



IMPORTANT NOTICE: Cooper Green Pools 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 Pools 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.