

COOPER
GREEN
POOKS

To Let



Unit 2 & 2a Thornes Hall, 28 Castle Street
Shrewsbury, SY1 2BQ

£35,000 pa (exclusive)

Summary

- Large retail unit to let within one of Shrewsbury's most prominent buildings.
- Located on upper Castle Street – a vibrant and successful retail pitch.
- Located on the pedestrian route into the town centre from the main railway station.
- Triple window frontage and large recessed feature shop entrance.
- Well appointed shop unit including suspended ceiling with air conditioning.
- Total Net Internal Area of 2,931 sq ft arranged over ground floor (1,583 sq ft) and basement (1,348 sq ft).
- Allocated gated parking space at rear.
- Nearby occupiers include Lily M (beauty), Dough and Oil (sourdough pizza restaurant), Dutch Living (interiors), Oil (bar), The Groundskeeper (café), Inocencia (designer clothing), First Light (women's fashion), H&M, Barclays, Tesco and Marks & Spencer, amongst a wide variety of other independent and national retailers and cafes.

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Unit 2 & 2a Thornes Hall, 28 Castle Street, Shrewsbury, SY1 2BQ

Location:

The property is located on upper Castle Street on the left hand side as you approach from the station. Occupying a prominent trading position in close proximity to Marks & Spencer, H&M and WH Smiths, the property is situated on the main vehicular thoroughfare through Shrewsbury town centre, having the Darwin Shopping Centre, bus and railway stations nearby.

Tesco convenience store, Barclays Bank and the prime shopping pitch of Pride Hill are a short distance away. Short stay on-street car parking and bus stops are in close proximity.

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.

Description:

Thornes Hall is a distinctive feature of Castle Street incorporating design elements inspired by Shrewsbury's 16th Century architecture. The upper parts have been converted to residential apartments with commercial retail units on the ground floor.

The shop unit benefits from a triple width window frontage plus a feature recessed double width entrance. Internally, the shop presents well with an open layout and a suspended ceiling and is arranged over ground and basement levels.

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.

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what3words

50 metres

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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	1,583	147.07
Basement	Kitchen		
Basement	Storage	1,348	125.23
Basement	Communal WCs		
Total		2,931 sq ft	272.3 m ²

Tenure

The premises are to be let on a new lease of 6 years on a Tenant's internal 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:

Each party to cover their own costs incurred in this transaction.

VAT:

All prices mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. The Landlord has elected to charge VAT on the rent.

Services (not checked or tested):

All mains services (except gas) are understood to be available subject to connection charges by the utility companies.

Service Charge:

There is a service charge levied on an ad hoc basis to cover external decoration of the commercial parts.

Rateable Value: £33,000

1st April 2023

Energy Performance Rating: **C 66**

Planning:

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



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.