



25 Frankwell,
Shrewsbury, SY3 8JY

£1,000 pcm
[exclusive]

- An outstanding opportunity to occupy a very prominent, comprehensively refurbished corner shop.
- Currently fitted out as a cafe with fixtures and fittings available by separate negotiation.
- Benefits from additional trading/seating upstairs.
- Prominent corner position on Frankwell gyratory directly in front of the pedestrian crossing.
- Would suit someone looking to step into an 'oven-ready' cafe property.
- Traditional fully glazed frontage fitted with secondary glazing and superb window aspect from first floor.
- Nearby occupiers include Shoe b do (children's footwear), Trailhead (cycling shop - mountain bikes), Dave Mellors (cycling shop - road bikes), Little Explorers (children's nursery), Distinctive Bridal, Everyman's off licence, Aesthetics (beauty and skin clinic), Soul (beauty and hair salon) and The Shrewsbury Framing Studio. As well as being a short distance to The theatre Severn and the Welsh Bridge heading into Shrewsbury town centre.



For further information, contact:

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Location

Frankwell sits on the North-West bank of the River Severn and is connected to the town centre by the historic Welsh Bridge. It is one of Shrewsbury's oldest suburbs and is a bustling market place of independent retailers blended with densely populated residential streets.

25 Frankwell occupies a prominent corner position fronting Frankwell roundabout and is directly opposite the principle pedestrian crossing. All local amenities are to hand with Frankwell short and long stay car parks within short walking distance and with free short stay parking located around the Frankwell gyratory itself.

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.

Tenure

The premises are available with terms to be agreed, on full repairing and insuring terms.

Description

The property comprises a prominent lock-up shop with ground floor sales and additional space at first floor. The shop has previously been used as a café and has recently been decorated. The shop benefits from an extensive glazed frontage fitted with secondary glazing ensuring excellent visibility to passing pedestrian and car borne traffic as well as noise reduction and minimizing heat loss. The first floor also has excellent natural light from a pair of generously sized leaded windows also fitted with secondary glazing. There is a small kitchenette at ground floor level and a separate w/c at first floor level There is ample storage in the basement although this has reduced height. We would highlight that the ground and first floor are triangular in shape.

Retail in Shrewsbury

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. 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 2024 with more than £135million spent by visitors to it's town centre shops and businesses, outperforming GB benchmarks.

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