



Unit 1, Talbot House
11-15 Market Street, Shrewsbury, Shropshire, SY1 1LG

£50,000 per annum (exclusive)



Summary

- Ground floor restaurant to let on a new lease (terms to be agreed).
- Sales Area; 2,590 sq ft (240.56 sq m) NIA.
- Initial Rent; £50,000 per annum (excl).
- Located on Market Street, just off Shrewsbury's historic market Square.
- Nearby occupiers include Cote Brasserie, FatFace, Gigging Squid, Ask Pizza, La Piazzetta, Beefy Boys, Ginger & Co, Jigsaw, Starbucks Coffee, HSBC and adjacent to Shrewsbury's Museum and Art Gallery.
- Short walk to the High Street and the prominent retail area of Pride Hill as well as multiple public car parks.
- Bus stops nearby and short walk to Train station.



Unit 1, Talbot House, 1 1-15 Market Street, Shrewsbury, SY1 1LG

For further information, contact:
Cooper Green Pooks
01743 276 666 (Option 3)

Andrew Birtwistle MRICS
07775 703 246
ab@cgpooks.co.uk

James Satoor
07494 328 693
james.satoor@cgpooks.co.uk



Bar Area



Fish Bar



Restaurant



Kitchen

Location:

Occupying a prominent position within Shrewsbury's historic town centre. The building is adjacent to Shrewsbury's Museum and Art Gallery and Shrewsbury's historic town square, which plays host to a range of National & independent food & beverage operators including Cote Brasserie, Giggling Squid, Ask Italian, La Piazzetta, Ginger & Co, Daily Brews, The Cats Pyjamas and Starbucks, alongside various high quality retailers including Jigsaw, Fat Face, Barbour, Waterstones, Goldsmiths and Pockets.

Shrewsbury is the county town and administrative centre of Shropshire, there is a borough population of 80,000 (at the 2022 census) with strong connections to England and mid-Wales. Strategically located at the intersection of the main A49 and A5 trunk road.

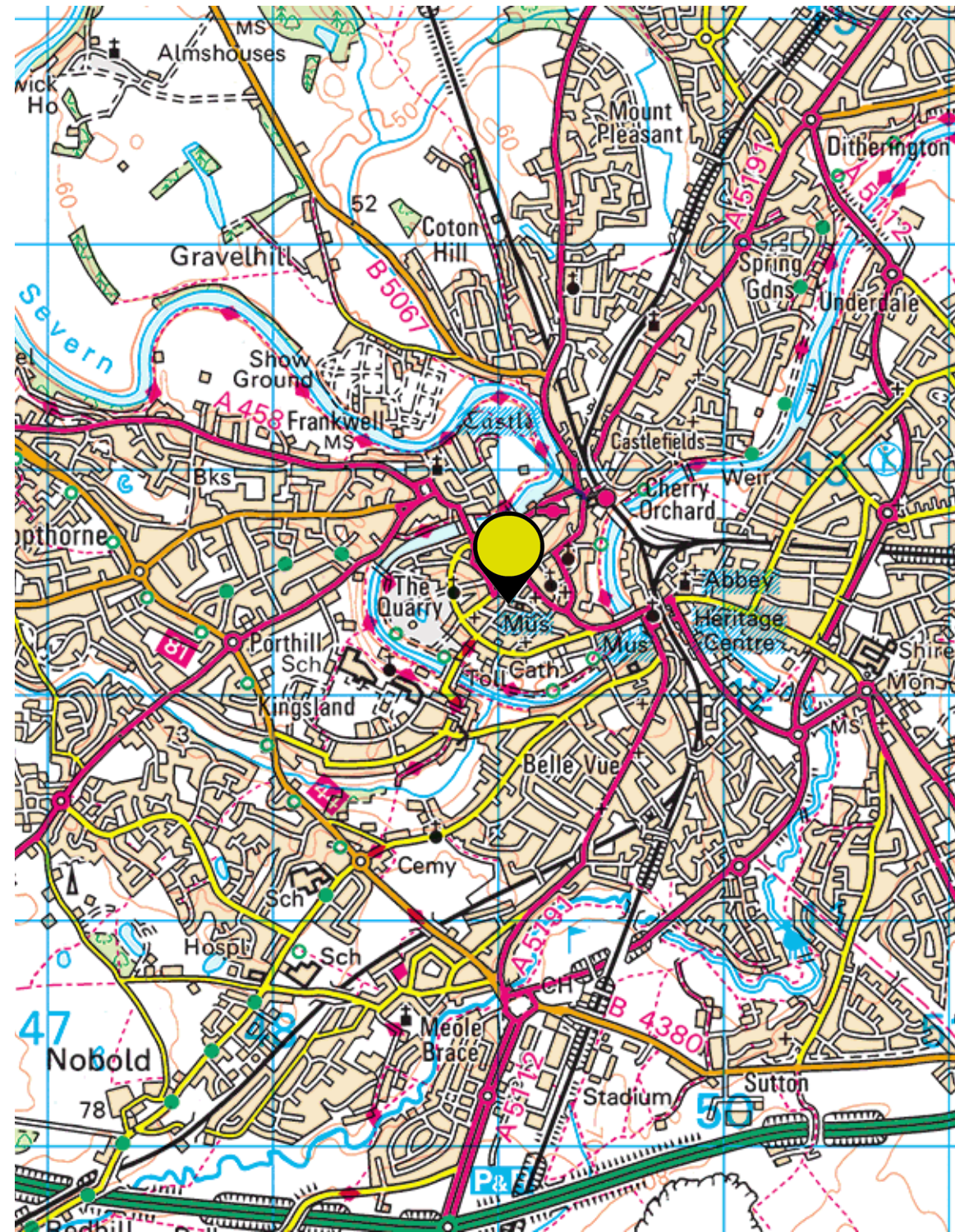
Description:

The unit occupies a prominent corner position on Market Street and was formerly used as a restaurant premises. The fixtures and fittings remain in situ (available by separate negotiation) with modern extraction available should it be required for the next occupier. Given it's location and surrounding occupiers, the unit would lend itself to a variety of uses subject to planning benefitting from the ample display window frontage.

Internally, the unit has a high ceiling and open floorplate with few columns and is finished with a natural timber floor. There is a separate staff room and w/c's located off the main floor along a service corridor. The unit also benefits from internal secure bin storage - a rarity in the town - which is accessed off Swan Hill to the side of the building.

Shrewsbury and Retail:

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



Accommodation

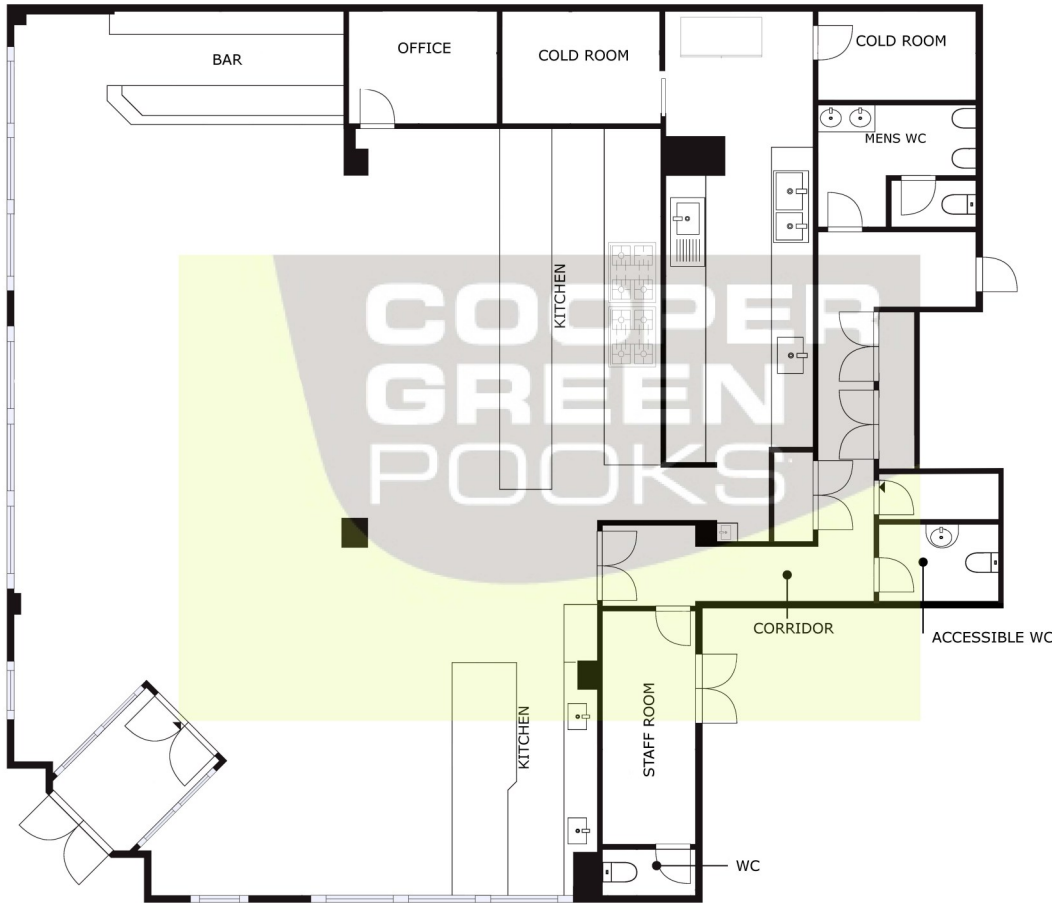
(Measured in accordance with the RICS Code Of Measuring Practice.

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

Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	Retail / Restaurant	2,590	240.56
Net Internal Area		2,590 sq ft	240.56 m ²

Unit 2 mezzanine area believed accessible from hatch in residential bin store.

Unit 1
Virtual Tour



GROUND FLOOR

Unit 1, Talbot House, 11-15 Market Street, Shrewsbury, SY1 1LG

Deposit:

The equivalent of 6 months rent plus VAT.

Service Charge:

A Service Charge is payable for the maintenance and upkeep of the building and communal parts of the property, which is to be charged on a quarterly basis in addition to rent.

Services:

All mains services are believed to be connected to the property.

Planning:

The premises are understood to have an existing use for Class E Retail purposes and are situated within the Shrewsbury Town Centre Conservation Area.

Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

VAT:

We have been advised that the Landlord has elected to charge for VAT at the property.

References:

The successful applicant will typically need to provide satisfactory references/company trading accounts.

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.

Costs:

Both parties to cover their own legal costs.

Fixtures & Fittings:

All items usually classed as Tenants' fixtures and fittings, and not mentioned in these details are excluded from the letting.

Fixtures and fittings available by separate negotiation.

Rateable Value:

(1st April 2023)

To be reassessed.

Energy Performance Rating:

E 103

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.



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

Unit 1, Talbot House, 1-15 Market Street, Shrewsbury, SY1 1LG

