

**COOPER
GREEN
POOKS**

Freehold
For Sale

54-55 Longden Coleham
Shrewsbury, SY3 7DH

Guide Price: £450,000





54 Longden Coleham - Ground Floor

Summary

- Freehold with vacant possession. Potential for redevelopment, subject to planning.
- Offers in excess of £450,000.
- Ground floor retail unit with a three bedroom flat above, with separate self contained entrance.
- Offered with vacant possession due to retirement of the business proprietor.
- Recently replaced flat roof.
- Prominent trading position with excellent roadside visibility and direct line of sight from Greyfriars Bridge.
- Suitable for investors, potential owner-occupiers or developers.
- Nearby occupiers include Walsh Butchers of Shrewsbury, Longden Coleham Junior School, Spar, Fade Inn (barbers), The Allotment (zero waste grocery shop), Chanelle Hairdressers, Forget Me Not Flowers (florists), The Glam Studio (beauty), Unity (tattoo studio), Coffee House Co, Velo Fit Bike Store amongst a variety of other independent retailers.



54a Longden Coleham - Living Room



54a Longden Coleham - Kitchen

54-55 Longden Coleham, Shrewsbury, SY3 7DH

For further information contact:
Cooper Green Pooks
01 743 276 666 - option 3

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

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

Location:

The property is situated in Longden Coleham, a busy and popular retail and residential area on the southern approach into Shrewsbury town centre. The location benefits from a high volume of passing traffic and good footfall. The property is particularly well located being directly opposite and in direct line of sight of Greyfriar's Bridge – a popular precinct of shops and cafés with the bridge itself providing a scenic pedestrian route through to Wyle Cop and the town centre within easy walking distance. The area is well served by public transport links and local amenities, making it an attractive position for both commercial and residential occupiers.

Shrewsbury is the county town of Shropshire being located about 47.8 miles North-West of Birmingham, 43.2 miles South of Chester, and 16.5 miles West of Telford. It has an urban population of 80,000 and benefits from good road communication links leading from the A5 trunk road to the M54 motorway and onto the M6 and the rest of the country's national motorway network. The town is also served by the A49 Cardiff–Manchester trunk road and the A458 from its mid-Wales hinterland.

There are direct rail services to London Euston (approximately 2 hours 41 minutes) and also to Birmingham, Manchester and Cardiff.

Description:

The property comprises a mid terrace two storey building of brick elevations under a recently refurbished flat roof. There is a separate self contained entrance from the street to the flat with steps leading up to the shop itself, which is elevated from street level. The shop has a full length glazed frontage onto Longden Coleham and there is a small yard to the side providing bin storage for the commercial unit and steps up to the flat.

Internally, the property is arranged as a ground floor commercial unit currently operating as a fish and chip take away and restaurant with 28 covers with a self contained 3-bedroom flat above.

The property is sold with vacant possession, offering a unique opportunity for investors, owner occupiers or developers looking to speculate. There is significant commercial potential given the well presented retail space and excellent roadside viability lending itself to a variety of different uses. The proximity to the town centre and local amenities also makes this a compelling residential location.

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 its town centre shops and businesses, outperforming GB benchmarks.

Tenancy Schedule

Address	Tenancy Start Date	Rent ERV	EPC	EICR Valid until	GSC Valid until
54 Longden Coleham	n/a		TBC	12th December 2029	9th December 2025
54a Longden Coleham	Vacant	£950 pcm	D 63	12th December 2029	9th December 2025

Accommodation

Floor	Description	Size (sq ft)	Size (m ²)
Ground Floor	Retail Unit	738	68.61
Ground Floor	Kitchen	135	12.54
Ground Floor	Storage	90	8.36
Ground Floor	WCs		
Ground Floor	Entrance to Flat		
First Floor	Flat	1113.7	103.5
Total Area		2,076.7 sq ft	193 m²



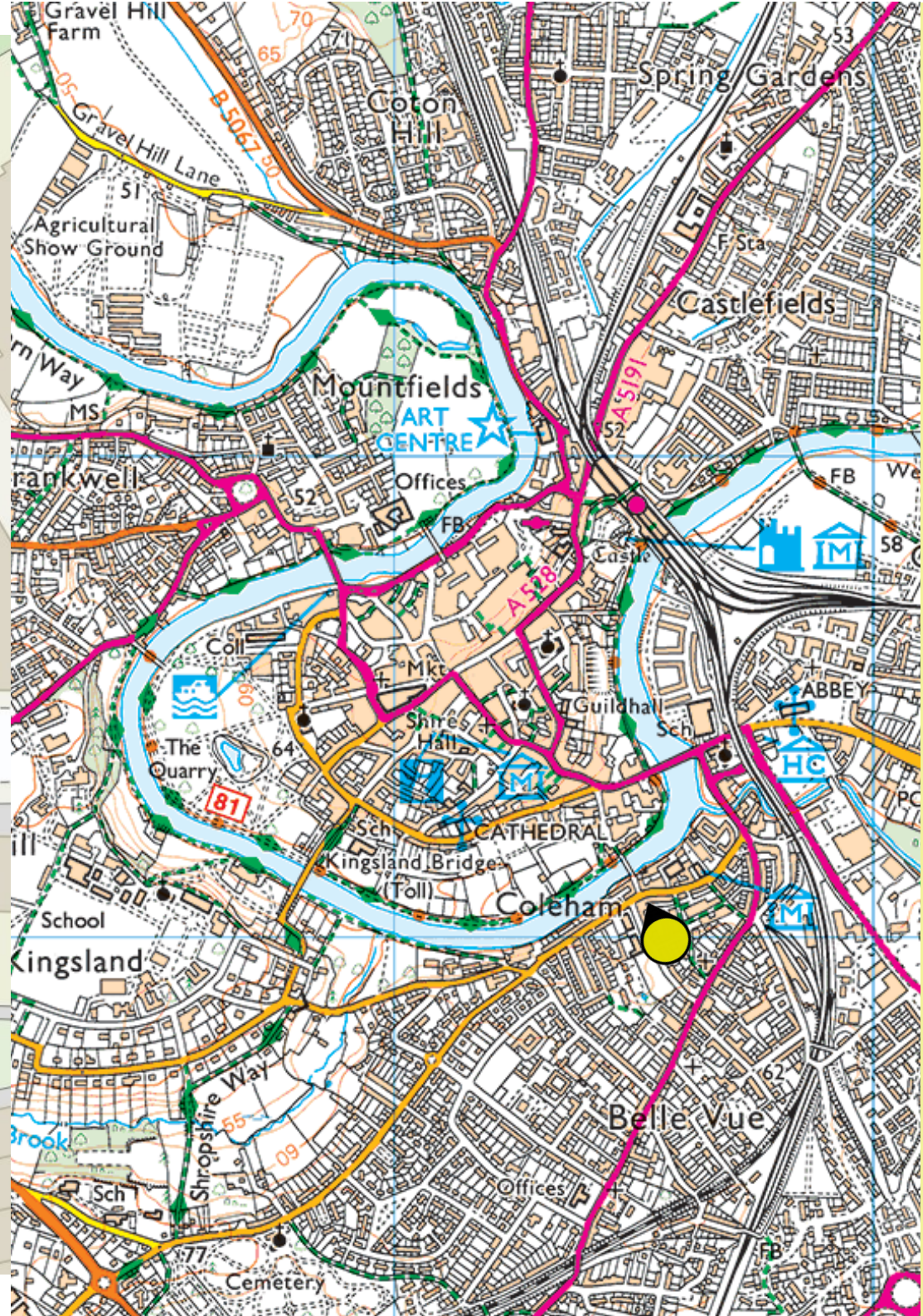
54 Longden Coleham
Virtual Tour



54a Longden Coleham
Virtual Tour



54-55 Longden Coleham, Shrewsbury, SY3 7DH





54 Longden Coleham - Ground Floor



54a Longden Coleham - Ground Floor



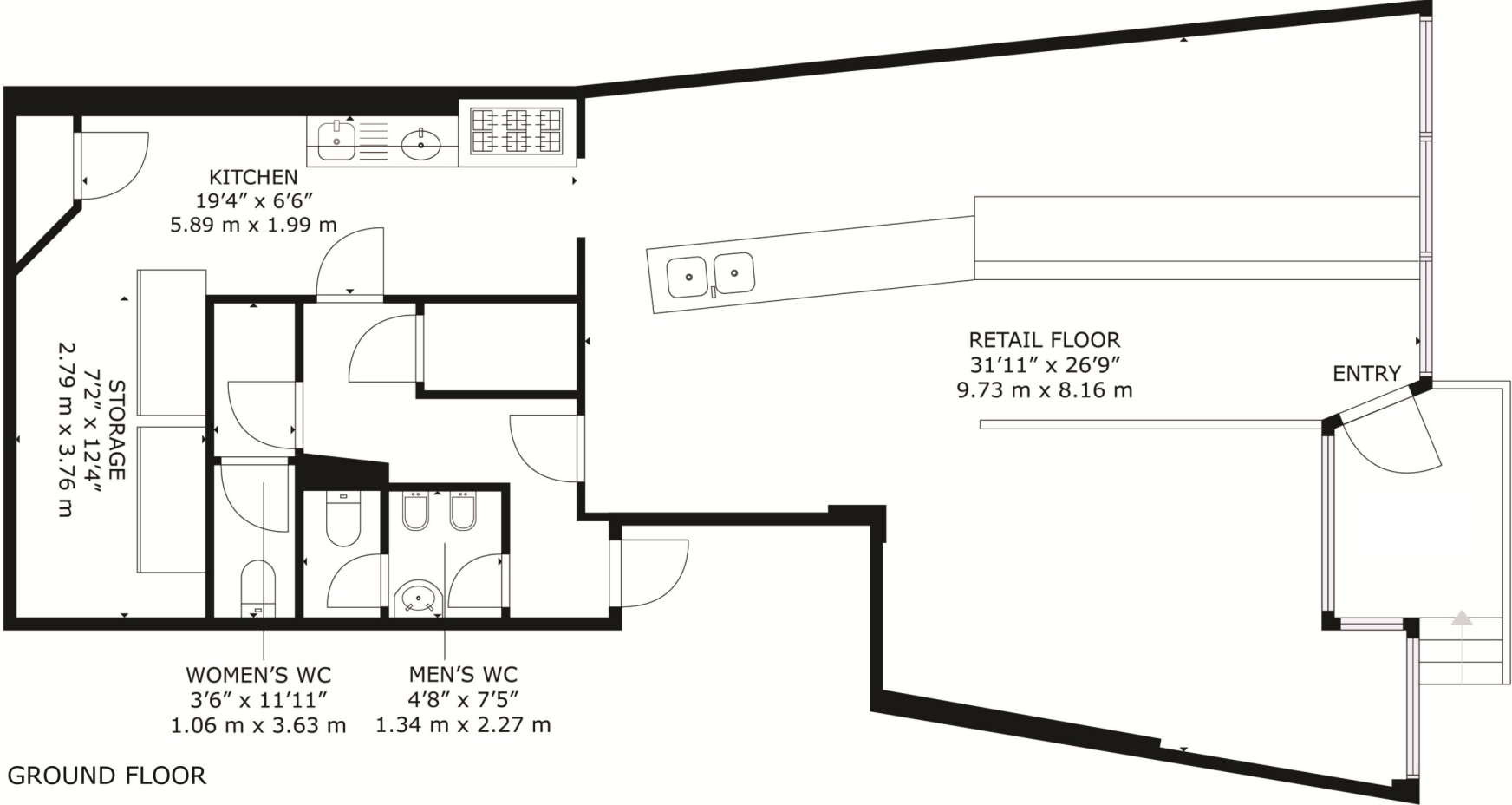
54 Longden Coleham - Bedroom One

54-55 Longden Coleham, Shrewsbury, SY3 7DH



54a Longden Coleham - Bathroom

Floorplans
54 Longden Coleham



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Floorplans

54a Longden Coleham

FIRST FLOOR
APPROX. 103.5 SQ. METRES (1113.7 SQ. FEET)



TOTAL AREA: APPROX. 103.5 SQ. METRES (1113.7 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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 & Fittings

All items usually classed as Tenant's fixtures and fittings, and not mentioned in these details will be excluded from the sale.

Costs:

Both parties to cover their own legal costs.

VAT:

The property is not elected for VAT, and therefore VAT won't be charged on the sale.

Services:

We understand all mains services are connected to the property subject to connection charges by the utility companies. Purchaser to rely on their own enquiries.

Local Authority:

Shropshire Council,
Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

03456 789 000



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