

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

FOR SALE

INVESTMENT/DEVELOPMENT OPPORTUNITY



## Mixed Retail & Office Premises

**77 Wyle Cop, Shrewsbury, Shropshire, SY1 1UT**

- Multi-let town centre investment with current rental income of £25,450 per annum
- Potential to increase rental income to circa £40,000 per annum when fully let
- Total floor area of 2,554 sq ft (237.37 sq m)
- Scope for redevelopment subject to the necessary planning permission
- Asking price offers in the region of £450,000 for the freehold interest

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# 77 Wyle Cop

## Shrewsbury

### LOCATION

Shrewsbury is the county town of Shropshire with a borough population of circa 90,000 and a substantial catchment area extending into Mid-Wales. Shrewsbury town centre offers an excellent range of bars, restaurants, cafes, open spaces, historic buildings and independent retailers.

The property is located at the upper end of Wyle Cop, a busy secondary retail pitch in Shrewsbury town centre. The property itself occupies a corner position, with neighbouring commercial users including Caffè Figo, Claire Mischevani boutique, Tootsies Beauty Retreat, Blushies lingerie store, Henry Tudor House and a variety of other local specialist traders. The established High Street is nearby and the NCP Wyle Cop and St Julians Friars car parks are both within walking distance of the property.

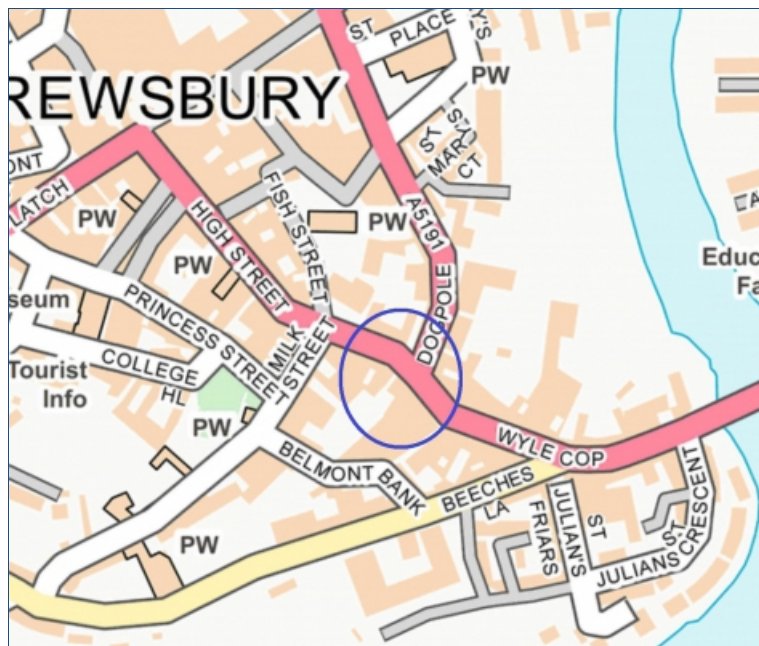
### DESCRIPTION

The property comprises a mixed-use investment premises, which forms part of a substantial three-storey, Grade II Listed Building featuring a central open archway at ground floor level providing a public walkway through to the rear of the building (over which the property has a right of way). The accommodation is essentially arranged over three floors, currently incorporating two self-contained retail units on the ground floor, together with four individual office suites on the first and second floors and additional facilities within the roof space (third floor).

The main retail unit (No 77) is positioned to the front of the building and enjoys a display shop frontage and pedestrian access directly onto Wyle Cop. The secondary retail unit (No 77a) is situated to the rear and accessed separately via the integral building arch/walkway. The latter also provides access to the offices via a shared entrance lobby with central communal stairwell to the upper floors, including a kitchen and WC facilities on the third floor (roof space) for the shared use of the occupiers of the secondary retail unit and the offices (No 77a).

### ACCOMMODATION

Floor	Demise	Sq Ft	Sq M
Ground	Retail unit at 77 Wyle Cop	668	62.08
	Retail unit at 77a Wyle Cop	359	33.36
First	Front office	400	37.20
	Rear office	400	37.17
Second	Front office	392	36.43
	Rear office	335	31.13
Third	Shared kitchen & WC facilities	Not measured	
Total Area approx.		2,554	237.37



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### SERVICES

We understand that mains electricity, gas, water and drainage are available to the property subject to connection charges by the relevant utility companies. The electricity supply to each unit is separately metered/sub-metered and the gas supply is via a single meter with central heating provided by wall mounted radiators throughout the building.

### PLANNING

We understand that the existing use is a mix of Class E (a,b,c) and (g) of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

The layout of the building easily lends itself to conversion for residential use, ie house/apartments/house in multiple occupation (HMO), in addition to Wyle Cop being a very popular area for town centre living. Conversion of the property (with the exception of 77 Wyle Cop) is therefore considered appropriate, subject to planning permission. Interested parties are advised to make their own enquiries with the Local Planning Authority.

### TENURE

The investment is available to purchase freehold, subject to the occupational leases as detailed in the Tenancy Schedule.

### PRICE

The asking price is £450,000 for the freehold interest.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND  
Tel: 0345 678 9000

### BUSINESS RATES

Please refer to the Tenancy Schedule for individual rateable values.

### ENERGY PERFORMANCE CERTIFICATE

An EPC is not applicable in this instance as the property is a Grade II Listed Building.

### LEGAL COSTS

Each party to be responsible for their own legal costs.



Printcode: 202122

### What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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## VAT

All prices and rents mentioned in these details and any subsequent correspondence are quoted exclusive of VAT, which may be payable at the prevailing rate (if applicable).

At the time of preparation of these particulars, the landlord has elected not to charge VAT on the sale of the property. For the avoidance of doubt, VAT is not payable on the sale price.

## VIEWING

Strictly by prior viewing with the Agent's Telford office:

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005

Mobile: 07957 828 565

Email: [andrew@andrew-dixon.co.uk](mailto:andrew@andrew-dixon.co.uk)

Ref: JAGD/3675

Joint Agent: Cooper Green Pooks

Tel: 01743 276666

## LOCATION PLAN



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# TENANCY SCHEDULE

Property	Tenant	Use	Lease Terms	Rent	Rent Review/ Break Clause	Rateable Value (2017)
<b>77 WYLE COP</b>						
Front Retail Unit Ground Floor	Sam's Club Limited	Shop	6 years from 10 July 2015 Expiry 9 July 2021	£18,000 per annum	N/A	£11,750
<b>77A WYLE COP</b>						
Rear Retail Unit Ground Floor	Vacant	Shop		£8,950 per annum (asking)	N/A	£6,900
Front Office First Floor	Mrs Carpenter	Office	Holding over on existing lease	£3,800 per annum	N/A	£4,050
Rear Office First Floor	Vacant	Office		£3,200 per annum (asking)	N/A	£3,800
Front Office Second Floor	Vacant	Office		£4,550 per annum (asking)		£3,000
Rear Office Second Floor	Victim Support	Office	6 years from 25 July 2019 Expiry 24 July 2025	£3,650 per annum £3,780 per annum July 21 £4,125 per annum July 22	24 July 2022 (Break)	£3,000
Third Floor	Shared Kitchen and WC Facilities					
			<b>Current Total Rental Income</b>	<b>£25,450 per annum</b>		