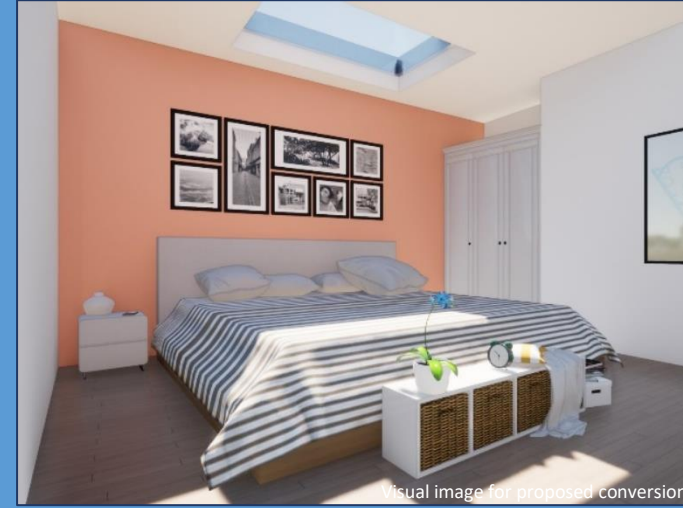


SUBSTANTIAL FOUR STOREY GRADE II LISTED RETAIL /RESIDENTIAL CONVERSION OPPORTUNITY IN PROMINENT TOWN CENTRE LOCATION

FOR SALE



3 Mardol | Shrewsbury | Shropshire | SY1 1PP



LOCATION

The property occupies a prominent and established retail position close to the junction with Mardol Head amongst a variety of national and independent traders including Lakeland, Jessops, Blacks and Pizza Express. The Shrewsbury Market Hall and Darwin Shopping Centre are nearby with on street parking available in the immediate vicinity with large pay and display car parks in Hill's Lane. The property also has the benefit of a pedestrian access from Claremont Street.

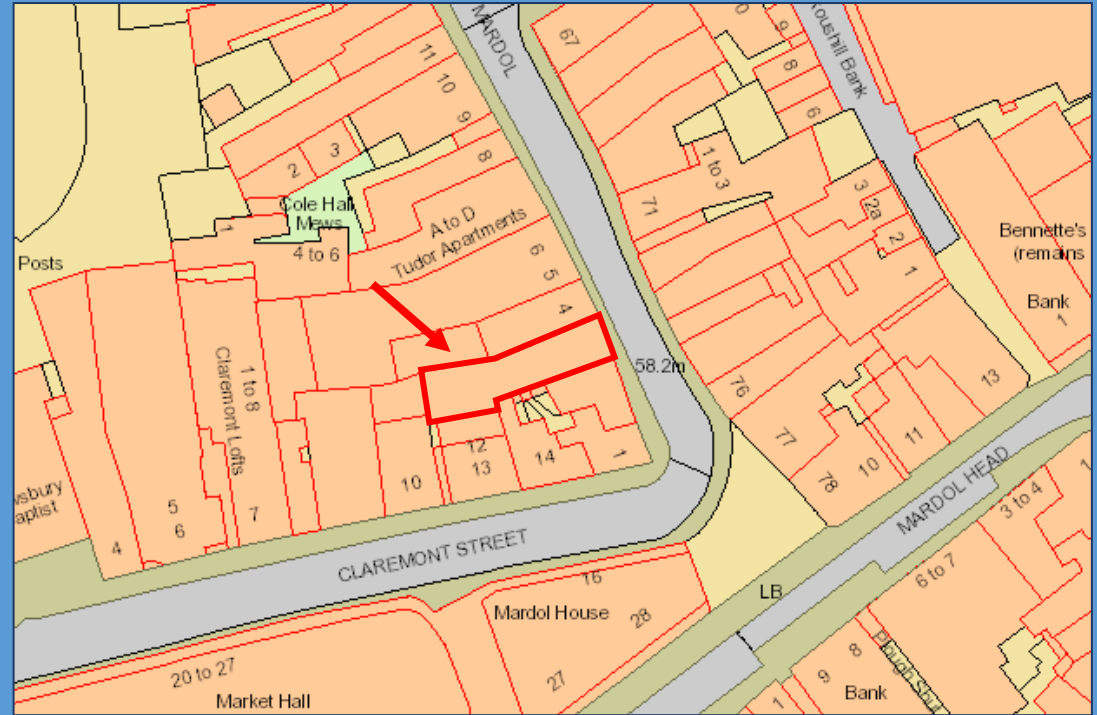
Shrewsbury is the County Town and administrative centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk road approximately 55 miles north west of Birmingham, 18 miles west of Telford and 40 miles south of Chester.

DESCRIPTION

This attractive property comprises a substantial Grade II listed building of traditional brick construction arranged over four floors extending in total to approx. 3,581 sqft. (332.74 sqm.).

The property provides extensive accommodation throughout with the ground floor comprising a spacious and versatile open plan retail area extending to approx. 1,400 sqft. (130.06 sqm) having kitchenette and storage facilities and an attractive glazed display frontage to Mardol. Staff toilets and storage area are located on the first floor with additional storage to the upper floors.

Given the proportions and flexibility of the accommodation the property lends itself suitable for a variety of retail and commercial uses whilst also offering the opportunity for residential conversion of the upper floors, for which a planning application has recently been approved



Visual Image for proposed frontage

ACCOMMODATION

	SQM	SQFT
Ground Floor (Retail Shop)		
<i>Gross Frontage – 6.35m (21ft.)</i>		
<i>Internal Width – 5.36m (18 ft.)</i>		
<i>Shop Depth – 16.8m (55 ft.)</i>		
Sales Area	80.5	866
Rear Store/Staff Facilities	51.72	557
First Floor		
Storage Rooms	112.63	1,212
Second Floor		
Storage Rooms	49.97	538
Third Floor		
Storage Rooms	37.92	408
TOTAL	332.74 SQM	3,581 SQFT

TOWN PLANNING

The property is a Grade II Listed Building and located within the Shrewsbury Town Conservation area.

Planning has been approved for the renovation of the property to include 4 residential units on the upper floors and a commercial premises on the ground floor.

Planning Ref: 22/02212/LBC

Further details and plans are available from the Selling Agents upon request.

BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

<u>Address</u>	<u>Description</u>	<u>Rateable Value</u>
Ground Floor	Shop and premises	£35,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

SERVICES (NOT CHECKED OR TESTED)

We understand that mains water, electricity and drainage services are available or connected to the property including gas fired radiator central heating to the first and second floor offices.

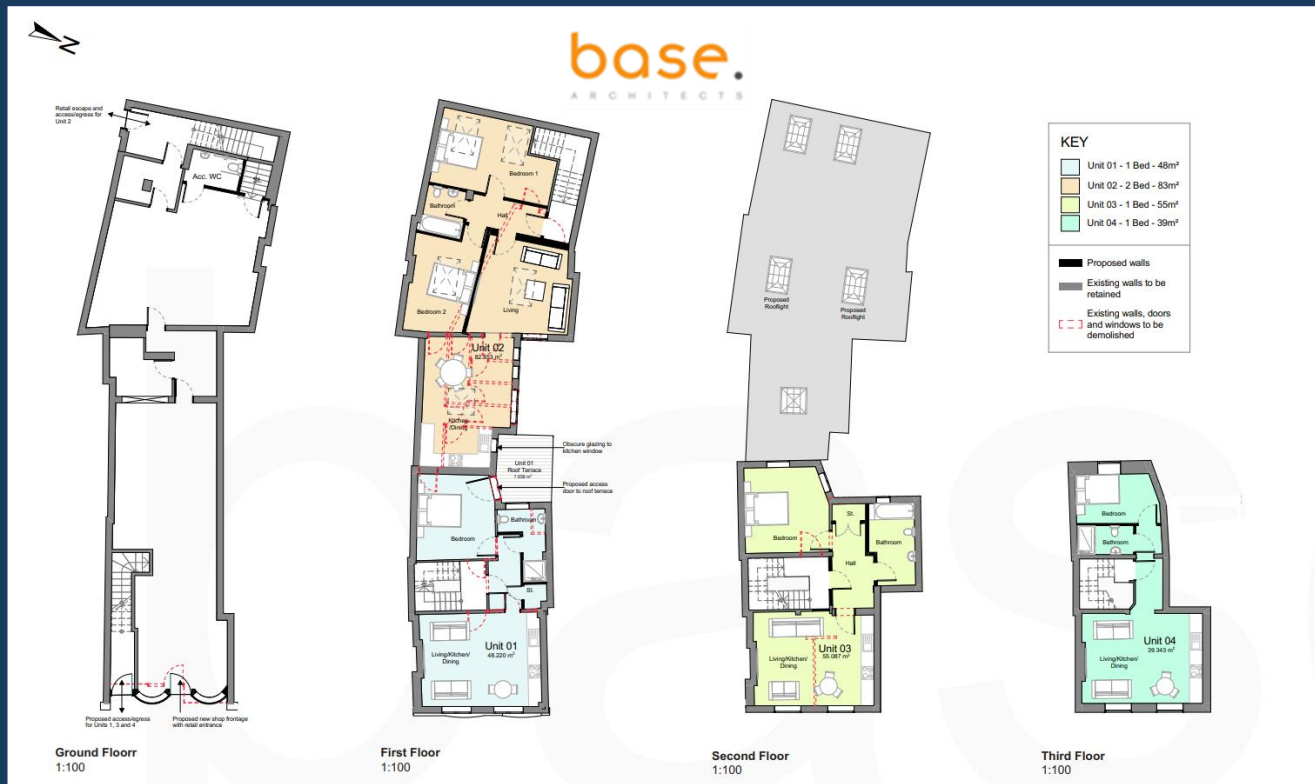
TENURE

The property is understood to be of freehold tenure and is offered For Sale by private treaty with the benefit of vacant possession on completion.

GUIDE PRICE

Offers around **£550,000** are invited for the freehold interest.





Floor plans and visual images for proposed conversion.
For reference purposes only.

Image Source – Google Maps



3 Mardol, Shrewsbury

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Vendor has not elected to charge VAT on the property.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

VIEWING

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

ENERGY PERFORMANCE RATING

Energy Performance Rating: TBC

LOCAL AUTHORITY

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

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

Toby Shaw

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May 2022 / Amended
February 2024

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."