

# FOR SALE

21 MARDOL | SHREWSBURY | SHROPSHIRE | SY1 1PU

**TSR**  
TOWLER SHAW ROBERTS



**WELL APPOINTED GRADE II LISTED COMMERCIAL INVESTMENT OPPORTUNITY IN PROMINENT TOWN CENTRE LOCATION**

## INVESTMENT SUMMARY

- Attractive three-storey Grade II Listed commercial investment opportunity extending in total to approximately 1,588 sqft (147.63 sqm).
- Well appointed accommodation operating as Bodytech Health & Fitness Studio providing an impressive range of amenities and facilities.
- Established and operated by the current proprietor from these premises for over 25 years ago.
- Current rent: £12,500 per annum with scope for potential rental uplift.
- Offers in the region of **£235,000** are invited for the freehold interest subject to and with the benefit of the existing tenancy.



For Reference purpose only

Scale: Not to Scale

## LOCATION

The property occupies a convenient location within the established retail area of Mardol situated amongst a variety of occupiers including Pizza Express, Jessops and Lakeland with other retail / leisure operators nearby.

The property is also within a short walking distance of various public pay and display car parks and the main shopping area of Pride Hill.

Shrewsbury is the County Town and the main administration centre for Shropshire and offers a unique blend of cultural, educational and economic opportunities in one of the most beautiful parts of the Country with excellent road and rail communications.

The Town is strategically located at the intersection of the A49 and A5 main trunk road being approximately 15 miles west of Telford, 30 miles from Wolverhampton and 50 miles from Birmingham. Chester is within 40 miles of the north and Hereford is about 50 miles to the south.

The town has benefitted from the opening of the Shrewsbury bypass which forms part of the A5 trunk road and connects to the M54 motorway and the national motorway network to the east, extending west to North and West Wales.

## DESCRIPTION

The property comprises a substantial, mid terrace Grade II listed building of traditional brick construction with painted rendered elevations arranged over three floors plus Basement and extending in total to approximately 1,588 sqft (147.63 sqm).

The property currently operates as a health and fitness studio with the tenant's business also extending into the adjoining property (Number 20 Mardol) and provides a large open plan fitness centre on the ground floor with treatment and changing rooms on the uppers two floors. The third floor is currently sealed off and there is also a cellar area with access via the ground floor.

## ACCOMMODATION

	Sqft	Sqm
<b>Ground Floor</b> Open Plan Fitness Studio With glazed display frontage Staircase to <b>Basement Cellar</b> Staircase to	877	81.45
<b>First Floor</b> Landing Large Open Plan Changing Facilities Staircase to	406	37.73
<b>Second Floor</b> Central Landing Treatment Room Office Storeroom 1 Storeroom 2 Separate w.c.	168 47 45 45	15.60 4.41 4.22 4.22
<b>Third Floor</b> – not inspected		
<b>TOTAL</b>	<b>1,588 sqft</b>	<b>147.63</b>

## TENURE

The freehold property is offered for sale subject to the existing occupational lease granted to Anderson Health Limited T/A Bodytech Health Studio with Mr J J Anderson acting as Guarantor.

## LEASE INFORMATION

The property is let on a lease for a term of 5 years from 25th December 2013 on a tenant's internal repairing and insuring basis. The current passing rent is £12,500 per annum.

The Tenant is currently 'holding over' under the terms of the existing lease but has indicated the wish to renew the lease on terms to be agreed.

Further details regarding the Tenant and the Lease are available from the Selling Agents upon request.

## TENANT'S COVENANT

The property currently operates under the name of Bodytech Health Studio which was established by the current proprietor over 25 years ago and remains in the same ownership.

The business operates as a general health fitness and health centre offering fitness classes, personal training and private treatment facilities.

The business has a thriving membership and customer base and currently operates between 8am-8pm Monday to Friday, 9am-5pm on Saturday and closed on Sunday.

Please visit <https://www.bodytechhealthclub.co.uk/> for further details.

## SERVICES

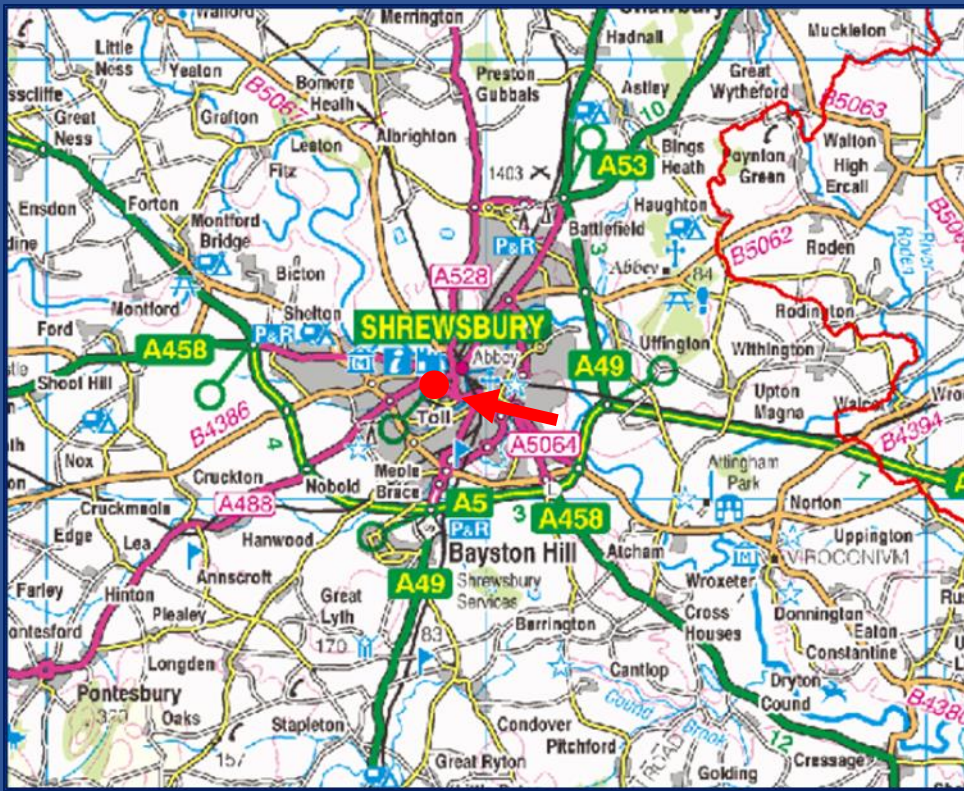
It is understood that mains water, electricity (including 3-phase) and drainage services are connected or available. Interested parties are advised to make their own enquiries with the relevant utility companies.

## ENERGY PERFORMANCE RATING

Energy Performance Asset Rating: TBC

## PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.



## BUSINESS RATES

To be confirmed.

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.

## LOCAL AUTHORITY

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

## GUIDE PRICE

Offers in the region of **£235,000** are invited for the freehold interest subject to and with the benefit of the existing tenancy.

A sale at this level reflects a gross yield of 5.32% before Purchaser's normal costs.

## VAT

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

## LEGAL COSTS

Each party will be responsible for their own legal costs in respect of the transaction.

## 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 any applicants.

## VIEWING/ FURTHER INFORMATION

Requests for further information, or to arrange inspection of the property should be made through the Sole Selling Agents. Please contact:

**Toby Shaw**

**DDI: 01743 260880 Mobile: 07967721745**

**Email: [toby.shaw@tsrsurveyors.co.uk](mailto:toby.shaw@tsrsurveyors.co.uk)**



December 2022

### 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."