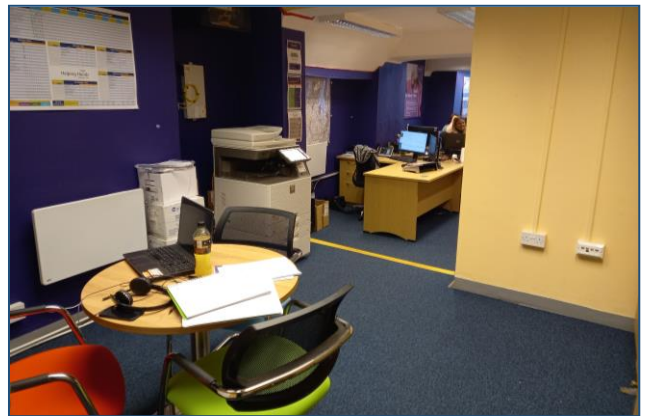


TO LET
DUE TO RELOCATION

TSR
TOWLER SHAW ROBERTS

ATTRACTIVE RETAIL BUILDING IN PROMINENT TOWN CENTRE LOCATION



73 MARDOL
SHREWSBURY
SHROPSHIRE
SY1 1PZ

- Attractive four storey, Grade II Listed retail building extending to approx. 1,485 sqft (137.98 sqm) having a recessed glazed frontage.
- Providing versatile accommodation throughout with a large ground floor retail area and ancillary sales and storage facilities on the upper floors.
- Occupying a prominent town centre location situated amongst other occupiers including: Jessops, Lakeland and Rohan and close to the public car parks.
- Available To Let on a new Lease. Rent **£15,000** per annum exclusive

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies an established retailing position amongst a range of national and independent traders including Lakeland, Jessops and Rohan with the Shrewsbury Indoor Market Hall and Darwin Shopping Centre are nearby. There is on-street parking available in the immediate vicinity with short stay car parks in Hill's Lane nearby.

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 substantial Grade II Listed building of traditional brick construction provides versatile accommodation, arranged over four floors extending in total to approx. 1,485 sqft (137.98 sqm). The property comprises an attractive fully refurbished ground floor retail unit with further office/sale area on the first floor and valuable storage accommodation on the remaining upper floors.

The property lends itself for a variety of uses (subject to planning) and is available for occupation from September 2023.

Accommodation

| | Sqft | Sqm |
|------------------------------------|--------------|---------------|
| Ground Floor Sales | | |
| Internal frontage - 14 ft (4.22 m) | | |
| Shop depth - 41 ft (12.70m) | | |
| Sales area | 538 | 50.05 |
| Rear kitchenette | 63 | 5.84 |
| First Floor | 157 | 14.58 |
| Retail sales/office | | |
| Storage | 293 | 27.20 |
| Second Floor | 202 | 18.75 |
| Storage | | |
| Third Floor | 232 | 21.56 |
| Storage | | |
| Total | 1,485 | 137.98 |

Services (Not Checked or Tested)

Mains water, electricity and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

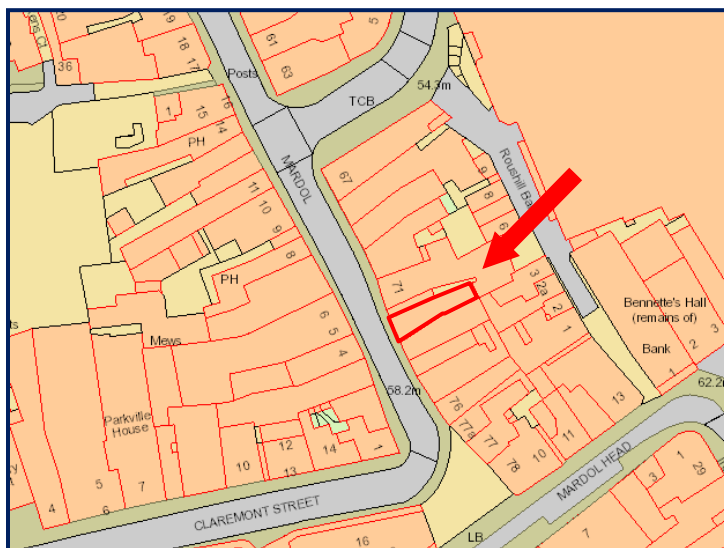
The property is available To Let on a new Lease on a Tenant's full repairing and insuring basis for a minimum term of 3 years or multiples thereof subject to three yearly upward only rent reviews.

Rent

£15,000 per annum exclusive, payable quarterly in advance.

Planning

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



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Rating: E 105

Business Rates

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

Description – Shop and Premises

Current Rateable Value – £18,500.00

Rateable Value from 1st April 2023 - £15,750

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.

Legal Costs

The incoming Tenant will be responsible for payment of the Landlord's legal costs including Stamp Duty and VAT in connection with the grant of a Lease.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We have been advised the Landlord has not elected to charge VAT on the property at this present time.

Viewing

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

March 2023

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE

Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA

Tel: 01902 421216 Fax: 01902 426234

Important Information

"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."

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