

TO LET

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE GROUND FLOOR RETAIL UNIT IN PROMINENT TOWN CENTRE LOCATION



**GROUND FLOOR
RETAIL PREMISES**

3 MARDOL

SHREWSBURY

SHROPSHIRE, SY1 1PP

- Attractive ground floor retail unit extending to approx. 1,423 sqft. (132.22 sqm)
- Prominent Town Centre location situated amongst other occupiers including: Lakeland, Jessops, Blacks and a variety of independent and boutique retailers.
- Considered suitable for a variety of uses, subject to planning.
- Available To Let on a new Lease. Rent: **£25,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

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 and Blacks. The Shrewsbury Market Hall and The Darwin and Pride Hill Shopping Centres are nearby. There is on street parking in the immediate vicinity with short stay car parks in Hill's Lane.

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

Occupying the ground floor of this attractive four-storey Grade II Listed building of traditional brick construction, the property provides accommodation extending to approx. 1,423 sqft (132.22 sqm) incorporating a spacious and versatile open plan retail area with large glazed display frontage, store room and kitchenette.

The property is considered suitable for a variety of uses, subject to planning.

Accommodation

	Sq.m.	Sq.ft.
Ground Floor Retail Premises		
Gross Frontage – 6.35m (21ft.)		
Internal Width – 5.36m (18 ft.)		
Shop Depth – 16.8m (55 ft.)		
Sales Area	80.50	866
Rear Store/Staff Facilities	51.72	557
TOTAL	132.22	1,423

Services (Not Checked or Tested)

We understand that mains water, electricity and drainage services are connected to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

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

Rent

£25,000 per annum exclusive, payable quarterly in advance.

Energy Performance Rating

TBC

Business Rates

The property is to be reassessed for business rates upon completion of the new Lease.



For Reference Only

Scale: Not to Scale

Planning

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

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

Local Authority

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

VAT

All costs / prices are exclusive of, but subject to, VAT if applicable.

Legal Costs

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

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 Letting Agents, Towler Shaw Roberts LLP, TSR House, Brasseley Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

July 2023

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Important Notice

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