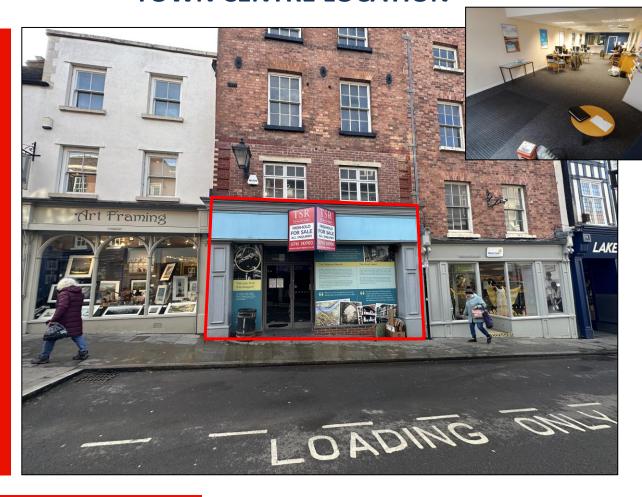
TO LET



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

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

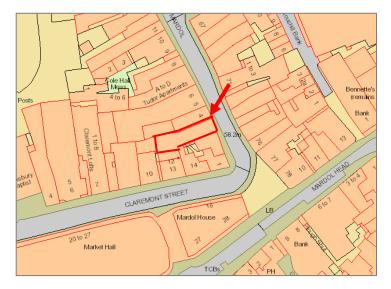
£25,000 per annum exclusive, payable quarterly in advance.

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

July 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

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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 purchases 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.

