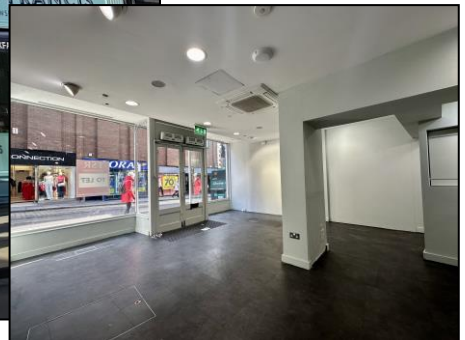


TO LET

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE RETAIL BUILDING IN PROMINENT AND HIGH PROFILE TOWN CENTRE LOCATION



**11 MARDOL HEAD
SHREWSBURY
SHROPSHIRE
SY1 1HD**

- Substantial Grade II listed, four storey retail property extending to approx. 1,653 sq.ft. (153.57 sq.m.).
- Versatile accommodation throughout with contemporary styled ground floor retail shop.
- Occupying a prominent Town Centre location situated amongst other occupiers including: Joules, Blacks, Natwest, Café Nero and Go Outdoors.
- Available To Let on a new Lease. Rent: **£28,500** 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 Joules, Café Nero, Go Outdoors, Natwest Bank and Blacks. Shrewsbury Market Hall and the main retail area of Pride Hill are within a short walking distance. There is street parking within the local 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

This substantial Grade II Listed building of traditional brick construction provides versatile accommodation, arranged over four floors extending in total to approx. 1,653 sqft (153.57 sqm).

The property comprises an attractive contemporary styled ground floor retail unit with large glazed displays and rear store room with modern office accommodation located to the first floor, kitchenette/staffroom and WC facilities to the second floor and valuable storage accommodation to the third floor.

Accommodation

	Sqft	Sqm
Glazed display recessed entrance		
Ground Floor		
Main Retail Shop	759	70.55
Rear store room	59	5.44
First Floor		
Office	305	28.31
Second Floor		
Kitchenette/Staff Room	179	16.68
Third Floor		
Storage	351	32.59
Total	1,653	153.57

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 5 years or multiples thereof subject to five yearly upward only rent reviews.

Price

£28,500 per annum exclusive, payable quarterly in advance.

Business Rates

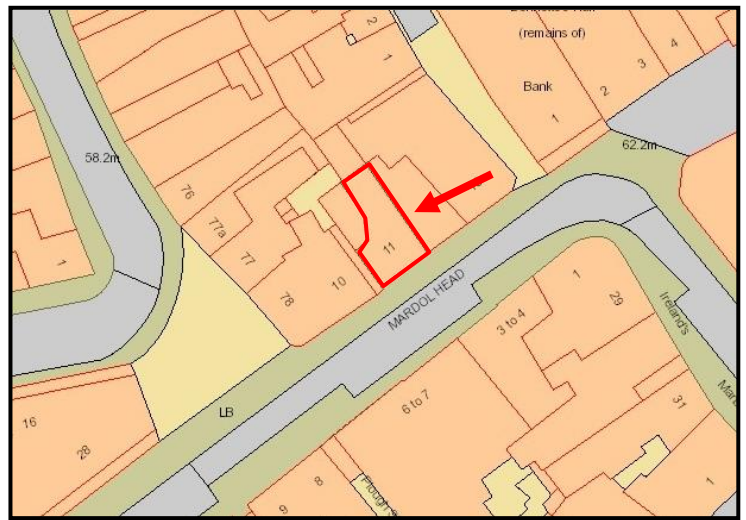
At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Shop and premises
Rateable Value – £51,000

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.

Energy Performance Rating

Energy Performance Rating: C 60



For Reference purpose only

Scale: Not to Scale

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.

Planning

We understand that the property is a Grade II Listed Building and is located within the Shrewsbury Town Conservation area. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning 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. It is understood that the Landlord has elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

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.

November 2023 / Amended March 2024

TSR House

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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 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."