



SAMUEL WOOD

26 Mardol, Shrewsbury, Shropshire, SY1 1PU

Region £875,000



SHOP



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- Grade II Listed Town Property of Multiple Use
- Three Bedroom Apartment
- Excellent Investment Opportunity
- Well Appointed Interiors
- Outside Rooftop Courtyard
- Ground Floor Shop
- Three Further Apartments
- Versatile Accommodation over three floors
- Town Centre Location
- EPC Not Required

Presenting an extraordinary investment opportunity in the heart of the town, we proudly offer a prime mixed-use property that has been meticulously improved and modernized to provide exceptional accommodation across multiple levels. This property stands out not only as a solid investment but as a unique opportunity for those looking to capitalize on the lucrative Airbnb market.

The versatility and investment potential of this property are further underscored by strong tourist and visitor demand, the ability to offer multiple units for short-term rentals ensures a constant stream of bookings and impressive financial returns.

At the ground floor, a tenanted shop unit is occupied by a professional business, ensuring a steady and dependable rental income. In addition, there are two fully furnished, well-appointed ground floor apartments, catering to the demands of short-term rentals (1 x two bedroom and 1 studio apartment).

Ascending to the first floor, you will discover an outstanding two-bedroom refurbished apartment. This thoughtfully updated unit exudes modern comforts, making it the perfect space for Airbnb guests seeking a stylish and comfortable stay in the heart of the town centre.

As we journey to the upper levels of the building, we encounter a spacious three-bedroom main residence. With its ample space and flexible layout, this unit has the capacity to accommodate larger groups or families, alternatively this three bedroom accommodation could provide excellent owner occupancy for entrepreneurs who would like to live in the town and close to their financial investment.

Seize this remarkable investment opportunity that combines a tenanted shop, multiple ground floor apartments, a refurbished first-floor apartment, and the potential for substantial Airbnb revenue. Don't miss out on the chance to benefit from this opportunity to secure impressive returns on your investment, please ask Samuel Wood for further details and to arrange a viewing to explore the full potential of this exceptional opportunity.







Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16 Mbps, Superfast 80 Mbps & Ultrafast 330 Mbps

Flood Risk: Medium.

Tenure: We understand the tenure is Freehold

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

Council Tax Band: tbc

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Cosy Apt 1



Cosy Apt 2





Cosy Corner



Laundry Room
4'8" x 6'2"

Hallway
13'1" x 13'2"

Landing
6'5" x 3'0"

Living Room
18'0" x 26'0"

Kitchen
18'2" x 11'9"

Floor 0

Landing
8'5" x 8'0"

Bedroom
19'3" x 13'2"

Bathroom
8'6" x 11'8"

Bedroom
18'1" x 12'8"

Landing
9'6" x 8'6"

Bedroom
8'8" x 11'9"

Floor 1

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Approximate total area⁽¹⁾
1714.59 ft²

Reduced headroom
88.72 ft²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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