



SAMUEL WOOD

26 Mardol, Shrewsbury, Shropshire, SY1 1PU  
Offers In The Region Of £775,000



SHOP



# 26 Mardol

Shrewsbury, Shropshire, SY1 1PU



- Grade II Listed Town Property of Multiple Use
- Three Bedroom Apartment
- Excellent Investment & Lifestyle Opportunity
- Versatile Accommodation Over Three Floors
- Private Rooftop Courtyard
- Ground Floor Retail Unit
- Three Additional Self-Contained Apartments
- Ideal for Airbnb / Serviced Accommodation
- Well-Appointed Interiors Throughout
- EPC Not Required

Presenting an exceptional investment opportunity in the heart of the town centre, this impressive mixed-use property has been thoughtfully modernised to provide high-quality accommodation across multiple levels. Combining character with contemporary finishes, the building is ideally suited to both long-term tenants and the thriving short-term rental market. Beyond its strong financial appeal, the property offers a compelling lifestyle opportunity. Ideal for those seeking a change of pace, it allows for a blend of home and income in one central location - perfect for buyers looking to step away from the traditional 9-5 and enjoy a more flexible, semi-retired way of living.

With multiple self-contained units already in place, the property is perfectly configured for short term lets or serviced accommodation, enabling consistent income while keeping personal living costs low on-site. The current setup supports an efficient, manageable operation with potential to generate circa £30,000 annual profit based on part-time management (approximately 15 hours per week). Situated in a prime town centre location with strong visitor demand, this is a rare opportunity to acquire a versatile, income-generating asset that supports both financial return and lifestyle flexibility.

At ground floor level, a tenanted retail unit is occupied by an established professional business, providing a reliable and consistent income stream. Complementing this are two fully furnished, well-appointed apartments (one two-bedroom and one studio), ideally suited to short-term rental use and already aligned with strong ongoing demand.

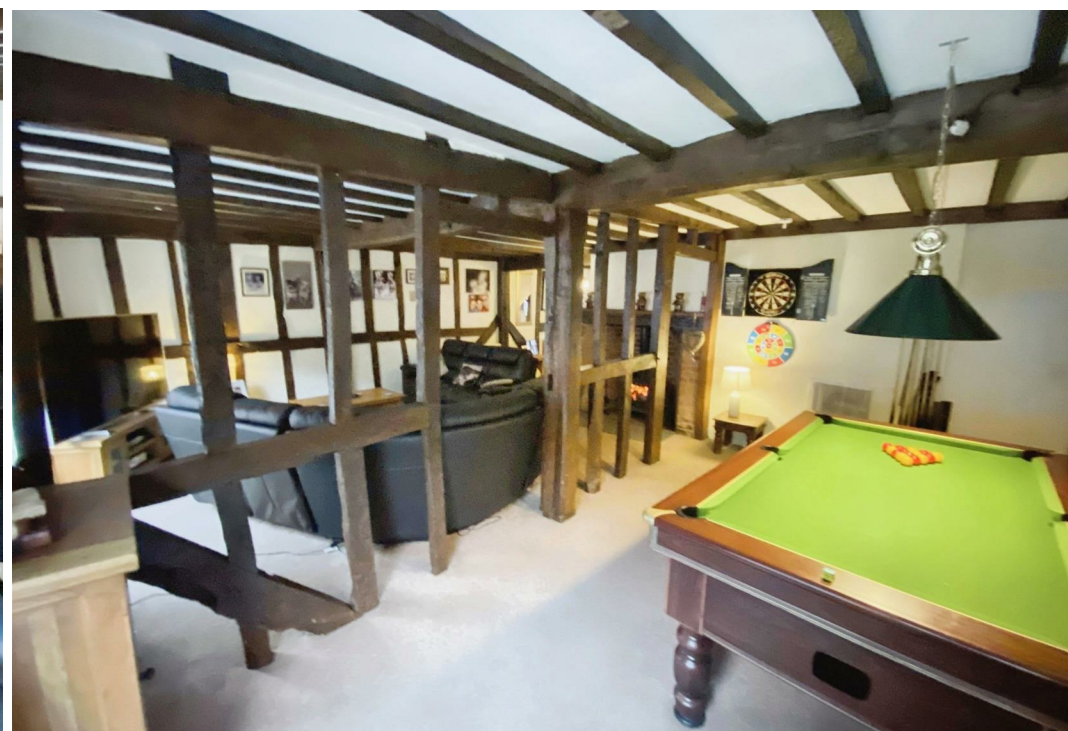
The first floor hosts a stylishly refurbished two-bedroom apartment, finished to a high standard and perfectly suited to short term lets or serviced accommodation guests seeking comfort and convenience in a central location.

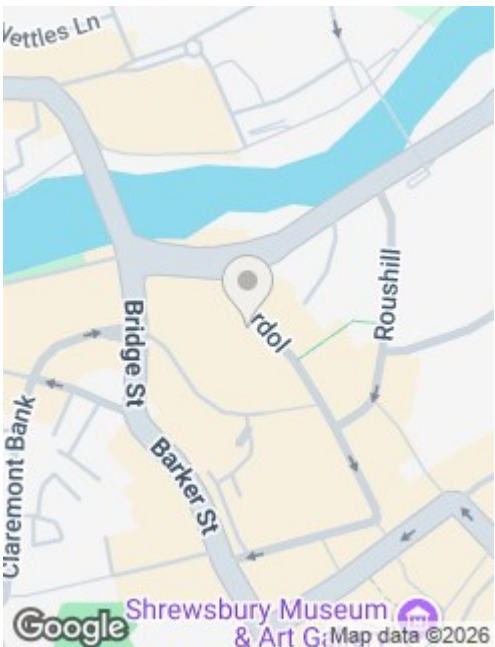
Occupying the upper levels is a spacious three-bedroom main residence, offering a flexible layout that can accommodate larger guest groups or, alternatively, provide excellent owner-occupier accommodation. This creates an ideal setup for lifestyle buyers or entrepreneurs looking to live on-site while managing and benefiting from the income-generating elements of the property, helping to minimise personal living costs.

Overall, the property presents a well-balanced combination of steady commercial income and scalable short-term rental potential. Its current configuration supports an efficient, part-time managed operation, making it particularly attractive for those seeking a lifestyle change, semi-retirement income, or an opportunity to step away from a traditional 9-5 while maintaining strong earning potential.

A rare opportunity to acquire a versatile, income-producing asset in a prime town centre location—offering both financial return and lifestyle flexibility. Please contact Samuel Wood for further details or to arrange a viewing and fully appreciate the scope 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





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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk