

# FOR SALE

# TSR

TOWLER SHAW ROBERTS

## PRIME RETAIL INVESTMENT IN PROMINENT TOWN CENTRE LOCATION



**77/77A MARDOL  
SHREWSBURY  
SHROPSHIRE  
SY1 1PZ**

- Attractive Grade II Listed Retail/Restaurant property arranged over three floors extending in total To approx. 2,942 sqft (273.3 sqm)
- Occupying a prominent Town Centre location within walking distance of Pride Hill And the main public car parks
- Currently Let to Kingston Developments Limited (T/a Bistrot Jacques) on a 20 year Lease from June 2011 at a current passing rent of £35,000 per annum exclusive.
- Offers in the region of **£540,000** are invited for the Freehold interest subject to and with the benefit of the existing lease

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property occupies a prominent position fronting Mardol Head, close to the prime retail area of Pride Hill and within walking distance of the main public car parks.

Nearby occupiers include Moss Bros, O2, Café Nero, Lloyds Bank and Joules Clothing.

Shrewsbury is the County Town and administrative centre of Shropshire and also a popular tourist destination, strategically located at the intersection of the main A49 and A5 trunk roads approximately 47 miles northwest of Birmingham, 15 miles west of Telford and 40 miles south of Chester.

## Description

The property comprises an attractive Grade II Listed period building arranged over 3 floors of traditional brick construction and providing a total internal floor area of approx. 2,942 sqft (273.3 sqm)

The building has been converted and extensively refurbished by the current Tenant to provide an attractive restaurant arranged over the ground and first floor with kitchen, office and wc facilities to the first floor.

The second floor is currently sealed off and can only be accessed via a hatch/ladder (not inspected).

There is also a cellar area with access via the ground floor.

The property is well-appointed and includes an external seating area overlooking the pedestrianised area of Mardol Head.

## Accommodation

	Sqft	Sqm
Ground Floor	1592	147.9
First Floor	1096	101.8
Cellar	254	23.6
<b>Total</b>	<b>2,942</b>	<b>273.3</b>

## Services (Not Checked or Tested)

Mains water, drainage and electricity services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Lease Information

The property is Let to Kingston Development Limited by way of assignment for a term of 20 years from 13/06/2011 on a Tenant's full repairing and insuring basis, subject to a schedule of condition. The Lease is subject to upward only rent reviews at 5 yearly intervals. The current passing rent is £35,000 per annum exclusive.

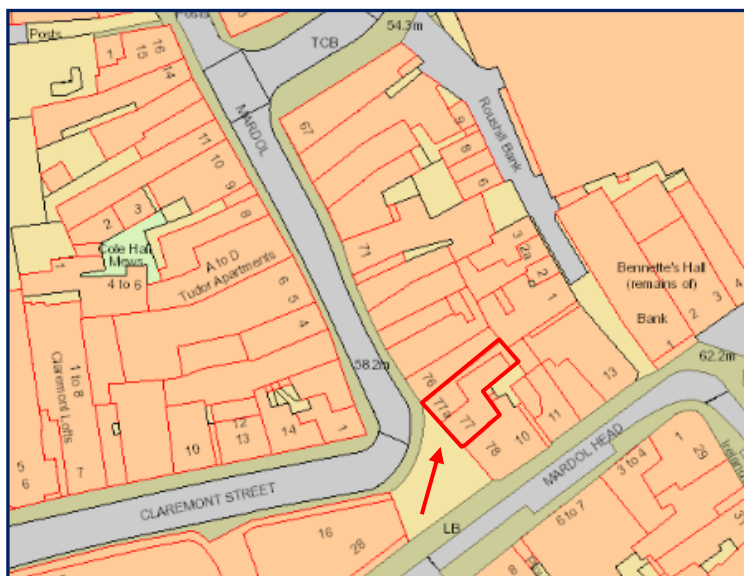
Further details are available from the Selling Agents upon request.

## Guide Price

Offers in the region of **£540,000** are invited for the Freehold property, subject to and with the benefit of the existing Lease.

## Energy Performance Rating

Energy Performance Asset Rating: Band D (94)



For Reference purpose only

Scale: Not to Scale

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Shop and premises  
Rateable Value – £24,750

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.

## Planning

We understand that the property has consent for use as a Restaurant within Class A3 (Restaurants & Cafés) of the Town & County Planning (Use Classes) Order 1987. Interested parties are recommended to make their own enquiries to the Local Planning Authority regarding their intended use.

## Local Authority

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

## Legal Costs

Each party are to bear their own Legal and Surveyors fees incurred with the transaction.

## VAT

All prices are exclusive of but subject to VAT in addition. We are advised that the Vendor has not elected to charge VAT on the property at the present time.

## Viewing

Strictly by appointment with the Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900 or joint agents Miller Commercial, Mansion House, Princes Street, Truro TR1 2RF Tel: 01872 247008.

July 2018

Amended June 2019

## TSR House

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