

# FOR SALE

GROUND FLOOR, 68 MARDOL,  
SHREWSBURY, SHROPSHIRE  
SY1 1PZ

Halls<sup>1845</sup>  
COMMERCIAL



## Substantial Ground Floor Shop Unit

Prominently located Ground Floor Shop Unit in Shrewsbury town centre

Historic building

Providing Total Net Ground Floor Sales Area of approximately 92 sq m (990 sq ft)

Large number of national retail businesses in close proximity



Price: Offers in region of £285,000 (exclusive)

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## LOCATION

The property is located fronting onto Mardol in the town centre of Shrewsbury. 68 Mardol is situated within close proximity of a number of national retailers. The national retailer Lakeland is located opposite to the property and Jessops next door both of which draw high volumes of footfall to the Mardol area. Other national occupiers include NatWest, Blacks, French Connection, Moss Bros and Joules.

Shrewsbury is the county town of Shropshire and has a borough population of approximately 90,000 people and a substantial catchment population of circa 200,000 people. It is the county town of Shropshire and an administrative and tourist centre with numerous historic listed properties. The town of Telford is 12 miles distant, Chester 40 miles and Birmingham 55 miles.

Mardol is located within close proximity of the main public car park serving the town centre.

## DESCRIPTION

The property comprises a ground floor lock up shop unit with a Net Ground Floor Sales Area of approximately 92 sq m (990 sq ft).

The premises form part of a historic Grade II Listed property with a fully glazed shop front.

## ACCOMMODATION

(All measurements are approximate only).

Ground Floor            92 sq m (990 sq ft).

## RATEABLE VALUE

The property is listed and therefore currently exempt from the payment of business rates while vacant. The rateable value will need reassessing upon separation.

Interested parties should make their own enquiries to the local authority.

## PLANNING

The property is understood to benefit from planning consent for A1 (Retail) Use. However, it would lend itself to a variety of uses, subject to statutory consents.

The property is understood to be Grade II Listed.

## EPC

Not required, as the property is Listed.

## SERVICES

Not tested.

Mains electricity, water and drainage are believed to be connected to the property. The owner of the upper floors is to be responsible for the separation works attached to the separation of the services and the upper floors from the subject property.

## VAT

It is understood that the property is not elected for VAT.

## PRICE

Offers in region of £285,000 (two hundred and eighty five thousand pounds) (exclusive) are sought for the ground floor property with vacant possession on a long leasehold tenure of 999 years.

## TENURE

The premises are offered for sale on the basis of a 999 year lease at a peppercorn rent.

Further details are available from the selling agents upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of this transaction.

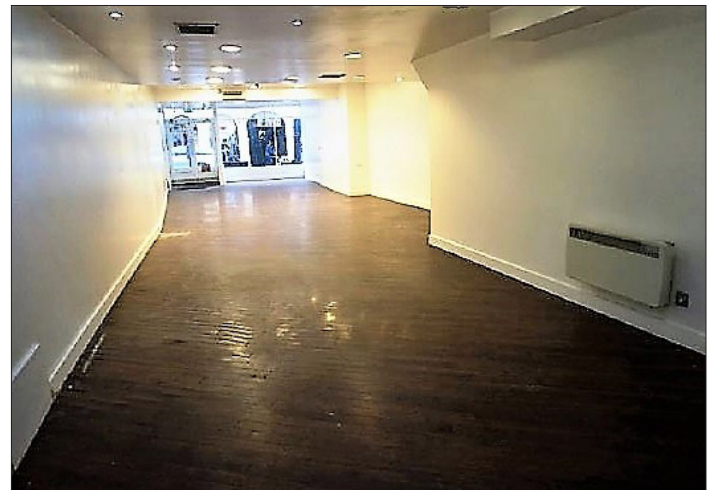
## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND

0345 678 9000

## FINANCIAL ACT 1989

All figures are quoted exclusive of VAT. Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction. The property is understood not to be elected for VAT.



## VIEWING

To request a viewing, please contact the selling agent:

James Evans

james.evans@halls.gb.com

Huw Bevan

huwb@halls.gb.com

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### VIEWING

Strictly by prior appointment with the sole agents

James Evans  
E: james.evans@hallsgb.com

Huw Bevan  
E: huwb@hallsgb.com



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