

FOR SALE
(MAY LET)

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

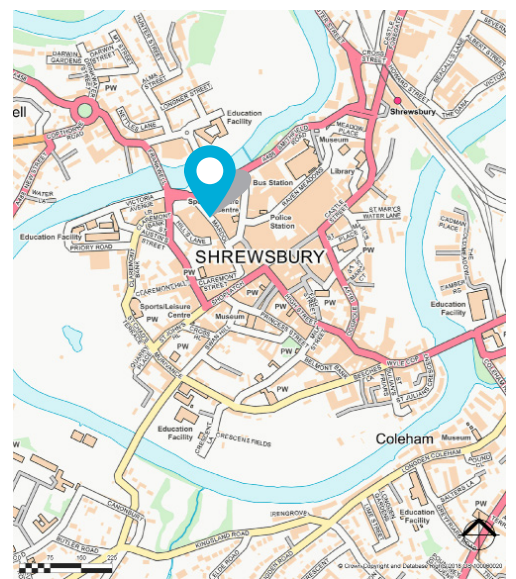
Halls

COMMERCIAL



Retail Property for Sale or to Let

- 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
- (May let)



Price: Offers in region of £280,000 (Exclusive) Rent: £18,000 per annum (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 and benefits from a fully glazed shop front.

The property is in the process of being split between upper and ground floor units and will be available from mid November. The current owner is flexible with the fit out of retail unit in regards to new tenants.

ACCOMMODATION

(All measurements are approximate only).

TOTAL NET INTERNAL FLOOR AREA

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 Grade II Listed.

LEGAL COSTS

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

SERVICES

(Not tested.)

Mains electricity, water and drainage will be connected upon separation of the property.

VAT

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

PRICE

Offers in region of £280,000 (Two hundred and eighty thousand pounds) (exclusive) are sought for the ground floor property with vacant possession on a long leasehold tenure of 999 years. A letting of the property may be considered.

TENURE

£18,000 (eighteen thousand pounds) per annum (exclusive). The premises are offered for sale on the basis of a 999 year lease at a peppercorn rent. Available on a minimum term of 5 years. A rent free period may be available at negotiation. The property currently forms part of a property that is subject to separation works.

Further details are available from the selling agents upon request.

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.



FOR SALE

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FOR ILLUSTRATION PURPOSES ONLY



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VIEWING

Strictly by prior appointment with the sole agents

James Evans

E: james.evans@hallsgb.com

07792 222028

Huw Bevan

E: huwb@hallsgb.com

07795 486267

01743 450 700

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