

FOR SALE

61 MARDOL, SHREWSBURY,
SHROPSHIRE SY1 1PP

Halls¹⁸⁴⁵

COMMERCIAL



SUBSTANTIAL FOUR STOREY RETAIL BUILDING IN PROMINENT TOWN CENTRE LOCATION

- A substantial Grade II listed, four storey retail property extending to approx 2,232 sq ft (207.33 sq m)
- Full planning consent: 19/01636/FUL for the conversion of the first, second and third floors to create three flats
- 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 excess of £250,000 (Exclusive)

[hallsgb.com](https://www.hallsgb.com)

01743 450 700

LOCATION

The property is located fronting onto Mardol in the town centre of Shrewsbury and 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.

DESCRIPTION

This substantial Grade II listed retail building of traditional brick construction provides versatile accommodation over four floors extending to approximately 2,232 sq ft (207.33 sq m). The property boasts an extensive recessed entrance with dual glazed displays, a large retail area with carpeted flooring, rear managers office and staff facilities.

The first and second floor provide flexible accommodation having a variety of cellular work areas currently used as offices and workshops with an additional WC facility to the first floor. Together with the third floor providing ample storage space.

The property benefits from an additional side entrance affording access to the upper floors, together with gated pedestrian rear access off Rous Hill.

Full planning permission for residential conversion to the three upper floors has now been granted REF: 19/01636/FUL.



FOR SALE

61 Mardol, Shrewsbury, Shropshire SY1 1PP

ACCOMMODATION

(All measurements are approximate only)

	sq ft	sq m
Recessed glazed entrance	321	29.84
Ground Floor		
Main Retail Shop	600	55.78
Rear Office inc. safe store	206	19.13
First Floor		
Front office and store	205	19.02
Rear office	110	10.26
Second Floor		
Front workshop	218	20.32
Rear workshop/store	165	14.47
Store	26	2.44
Third Floor		
Front and rear store	388	36.07
TOTAL	2,232	207.33

RATEABLE VALUE

Rateable Value:	£17,000
Rates Payable:	£8,160

PLANNING

The property is understood to benefit from planning consent for A1 (Retail) Use under the Town and Country Planning Act 1987.

The property is a Grade 2 Listed Building and is located within the Shrewsbury Town Conservation area.

The property now benefits from full planning permission ref:19/01630/FUL for the first, second and third floors to create three residential flats.

Full planning information and proposed floor plans are available from the sole selling agent.



VIEWING

Strictly by prior appointment with the sole agents:

James Evans

E: james.evans@hallsgb.com

Huw Bevan

E: huwb@hallsgb.com

01743 450 700

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or

EPC

Not required, as the property is Grade 2 Listed.

SERVICES

Not tested at the time of inspection

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

VAT

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

PRICE

Offers in excess of £250,000 (Two hundred and fifty five thousand pounds exclusive) for vacant possession of the Freehold property

TENURE

The property is offered For Sale by private treaty on a Freehold basis with the benefit of vacant possession upon completion.

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.



RICS

the mark of
property
professionalism
worldwide

her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

hallsgb.com

01743 450 700

FOR SALE

61 Mardol, Shrewsbury, Shropshire SY1 1PP



hallsgb.com

01743 450 700