

FOR SALE

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

Halls

COMMERCIAL



RETAIL PROPERTY

- 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 the region of £290,000 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.

ACCOMMODATION

(All measurements are approximate only).

TOTAL NET INTERNAL FLOOR AREA

Ground Floor 92 sq m (990 sq ft).

RATEABLE VALUE

We have made non-verbal enquiries to Shropshire Council and can confirm the following:

Rateable Value (2019/2020)	£19,500
Rates Payable (2019/2020)	£9,574

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.

LEGAL COSTS

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

EPC

Not required, as the property is Grade II Listed.

SERVICES

(Not tested.)

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

PRICE

Offers in the region of £290,000 (Exclusive)

VAT

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

TENURE

The property is offered for sale on a long leasehold tenure of 999 years subject to a peppercorn rent with vacant possession

Further details are available from the selling agents upon request.

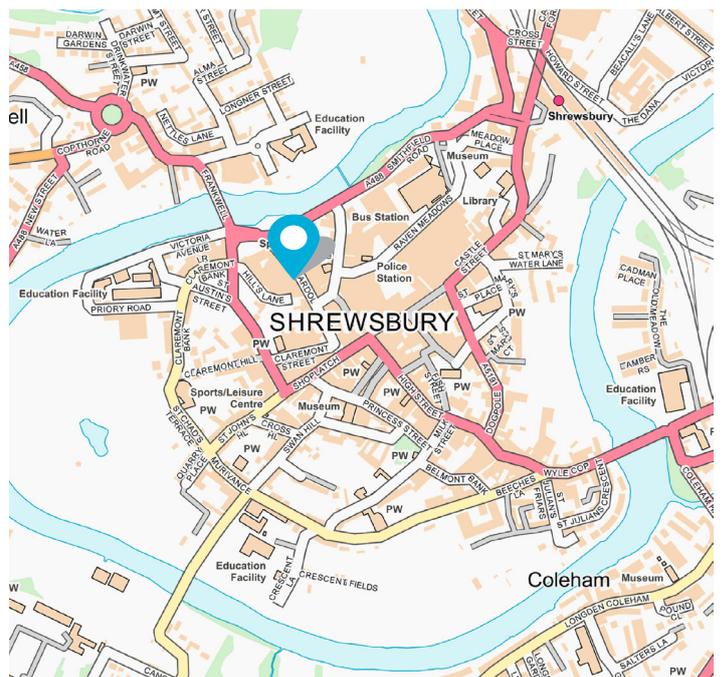
LOCAL AUTHORITY

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.



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VIEWING

Strictly by prior appointment with the sole agents

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