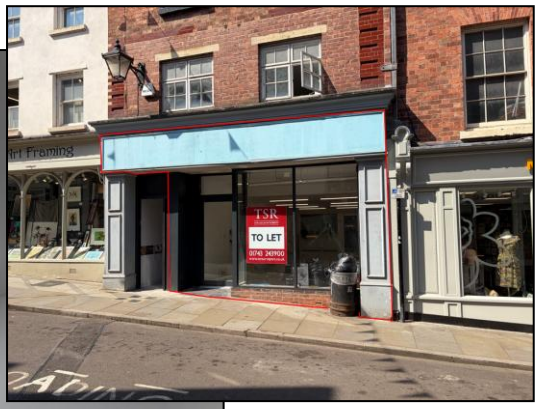
TO LET

TSR
TOWLER SHAW ROBERTS

NEWLY-REFURBISHED GROUND FLOOR RETAIL PREMISES FORMING PART OF ATTRACTIVE GRADE II LISTED BUILDING





3 MARDOL
SHREWSBURY
SHROPSHIRE
SY1 1PP

- Attractive open plan ground floor retail premises with rear storage area extending in total to approx. 1,222 sqft (113.49 sqm).
- Modern accommodation with attractive display frontage having been recently refurbished.
- Highly sought-after location within the heart of Shrewsbury Town Centre amongst a variety of independent and boutique retailers.
- The premises are considered suitable for a range of uses, subject to planning.
- Available To Let on a new Lease. Rent: **£19,950** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property occupies a prominent and established retail position close to the junction with Mardol Head amongst a variety of national and independent traders including Lakeland, Jessops and Blacks. The Shrewsbury Market Hall and The Darwin Shopping Centre are nearby. There is on street parking in the immediate vicinity with short stay car parks in Hill's Lane.

Shrewsbury is the historic County Town and administrative centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk road approximately 55 miles north west of Birmingham, 18 miles west of Telford and 40 miles south of Chester.

Description

The property comprises a newly refurbished ground retail premises extending to approx. 1,222 sqft (113.49 sqm) forming part of an attractive Grade II listed building and incorporating a spacious and versatile open plan retail area with large, glazed display frontage, storeroom and kitchenette. The property has recently been refurbished to a modern standard incorporating include LED lighting, air conditioning and welfare facilities.

The property occupies a busy trading location and are considered suitable for a wide variety of uses, subject to planning.

Accommodation

Description	Sqft	Sqm
Ground Floor Retail Premises		
Shop Frontage – 4.21m (14ft.)		
Shop Depth – 13.78m (45 ft.)		
Sales Area	625	58.09
Rear Lobby	100	9.28
Rear Store/Staff Facilities	496	46.12
TOTAL	**1,222**	**113.49**

Services (Not Checked or Tested)

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

Tenure

The property is available To Let on new Lease on a Tenant's apportioned full repairing and insuring basis for a term to be agreed, subject to upward only rent reviews at 3 yearly intervals.

Rent

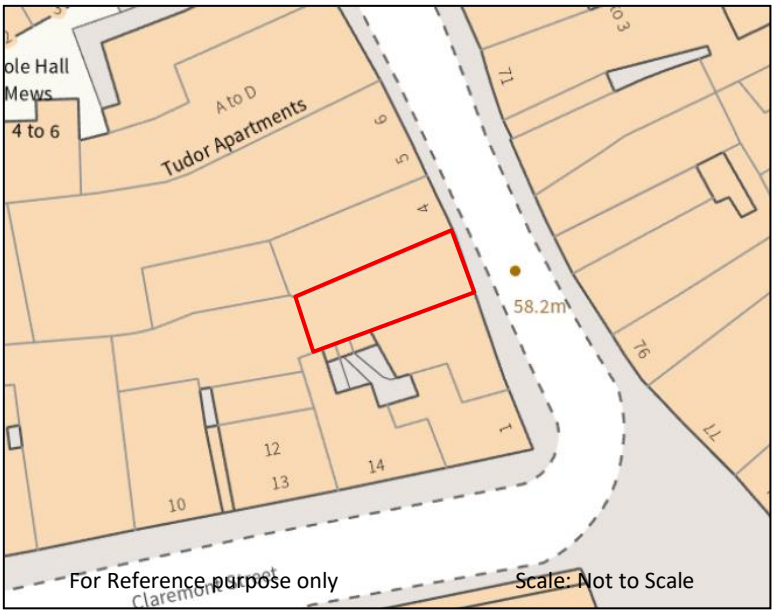
£19,950 per annum exclusive.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Shop and premises
Rateable Value – £28,250

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.



Energy Performance Rating

Energy Performance Asset Rating: D100

Planning

The premises form part of a Grade II Listed property and is located within the Shrewsbury Town Conservation Area. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

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

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has not elected to charge VAT on the property at the present time

Anti-Money Laundering (AML) Regulation

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

May 2026 / Amended October 2026

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Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
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