

# TO LET

# TSR

TOWLER SHAW ROBERTS

## SUBSTANTIAL FOUR STOREY GRADE II LISTED RETAIL PREMISES IN PROMINENT TOWN CENTRE LOCATION



**3 MARDOL  
SHREWSBURY  
SHROPSHIRE  
SY1 1PP**

- Substantial Grade II Listed retail premises arranged over four floors extending in total to approx. 3,581 sqft. (332.74 sqm)
- Prominent Town Centre location situated amongst other occupiers including: Lakeland, Jessops, Blacks and Bistro Jacques
- Versatile accommodation with potential for conversion/development to upper floors, subject to planning.
- Available To Let on a new Lease. Rent: **£30,000** per annum exclusive.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://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, Blacks and Bistro Jacques. The Shrewsbury Market Hall and The Darwin and Pride Hill Shopping Centres are nearby. There is on street parking in the immediate vicinity with short stay car parks in Hill's Lane.

Shrewsbury is the 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

This attractive property comprises a substantial Grade II listed building of traditional brick construction arranged over four floors extending in total to approx. 3,581 sqft. (332.74 sqm.).

The property provides extensive accommodation throughout with the ground floor comprising a spacious and versatile open plan retail area extending to approx. 1,400 sqft. (130.06 sqm) having kitchenette and storage facilities and an attractive glazed display frontage to Mardol. Staff toilets and storage area are located on the first floor with additional storage to the upper floors.

Given the proportions and flexibility of the accommodation the property is considered suitable for a variety of retail and commercial uses, subject to planning.

## Accommodation

	Sq.m.	Sq.ft.
<b>Ground Floor</b>		
<b>Sales Shop</b>	132.22	1,423
Gross Frontage – 6.35m (21ft.)		
Internal Width – 5.36m (18 ft.)		
Shop Depth – 16.8m (55 ft.)		
Sales Area	80.50	866
Rear Store/Staff Facilities	51.72	557
<b>First Floor</b>		
Storage Rooms	112.63	1,212
<b>Second Floor</b>		
Storage Rooms	49.97	538
<b>Third Floor</b>		
Storage Rooms	37.92	408
<b>Total</b>	<b>332.74</b>	<b>3,581</b>

## Services (Not Checked or Tested)

We understand that mains water, electricity and drainage services are connected to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Tenure

The property is available To Let on a new Tenant's full repairing and insuring basis for a minimum term of 5 years or multiples thereof subject to five yearly upward only rent reviews.

## Rent

**£30,000** per annum exclusive, payable quarterly in advance.

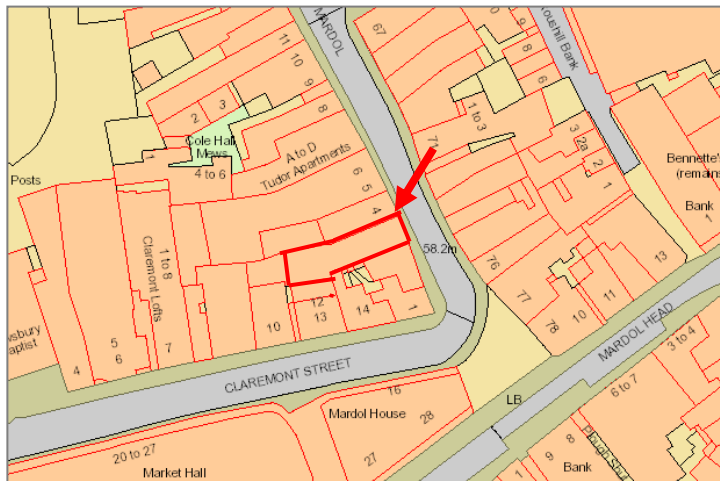
## Energy Performance Rating – TBC

**TSR House**  
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

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**  
Tel: 01902 421216 Fax: 01902 426234

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4



For Reference Only

Scale: Not to Scale

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Shop and premises

Rateable Value – £35,000

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.

## Planning

We understand that the property has consent for use within Class A1 (Retail) of the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

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

## Local Authority

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

## 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.

## Legal Costs

The incoming Tenant will be responsible for payment of the Landlord's legal costs including Stamp Duty and VAT in connection with the grant of a Lease.

## Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

## Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.  
December 2020

## Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."