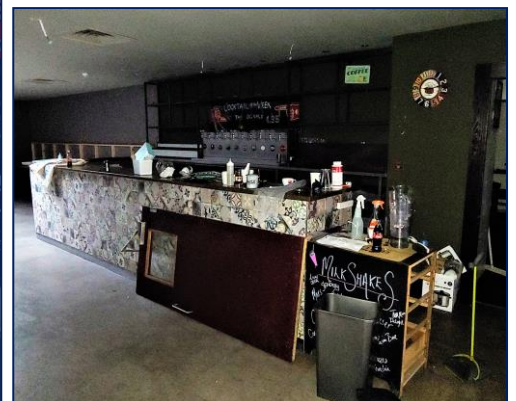


TO LET

TSR

TOWLER SHAW ROBERTS

SUBSTANTIAL FOUR STOREY PREMISES IN PROMINENT TOWN CENTRE LOCATION



**58-59 MARDOL
SHREWSBURY
SHROPSHIRE
SY1 1PP**

- Substantial Grade II listed premises arranged over four floors (excl. basement) extending to approx. 7,353 Sq.ft. (683.11 Sq.m)
- Prominent Town Centre location amongst other occupiers including: Pizza Express, Bistro Jacques, Lakeland and Blacks.
- Versatile accommodation. Former restaurant with potential for a variety of alternative uses, subject to planning.
- Available To Let on a new Lease. Rent: **£35,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies an established retailing position, having frontages to both Mardol and Roushill. The property is located amongst a variety of occupiers including Pizza Express, Jessops, Bistro Jacques and Lakeland with other retail/leisure operators in the near vicinity. The Darwin and Pride Hill Shopping Centres together with various public pay and display car parks are also located within the immediate area.

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

The property comprises a substantial mid terrace, Grade II listed building of traditional brick construction arranged over four floors (incl. basement) and extending in total to approx. 7,353 Sq.ft. (683.11 Sq.m.).

The property provides extensive accommodation throughout with the ground floor sales area in excess of approx. 3,700 Sq.ft. (343.74 Sq.m) including kitchen space and having the benefit of dual frontages to both Mardol and Roushill. Customer toilets are located to the first floor with ancillary staff accommodation extending over the first and second floor.

In addition, the first floor landing can be accessed independently from Mardol entrance.

Accommodation

	Sq.m.	Sq.ft.
Ground Floor	344.46	3,707
First Floor Front	85.26	918
First Floor Rear	102.65	1,105
Second Floor	86.39	930
Third Floor	20.92	225
Basement	43.55	468
Total	683.11	7,353

Services (Not Checked or Tested)

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.

Tenure

The property is available To Let on a new Tenant's full repairing and insuring Lease on terms to be agreed.

Rent

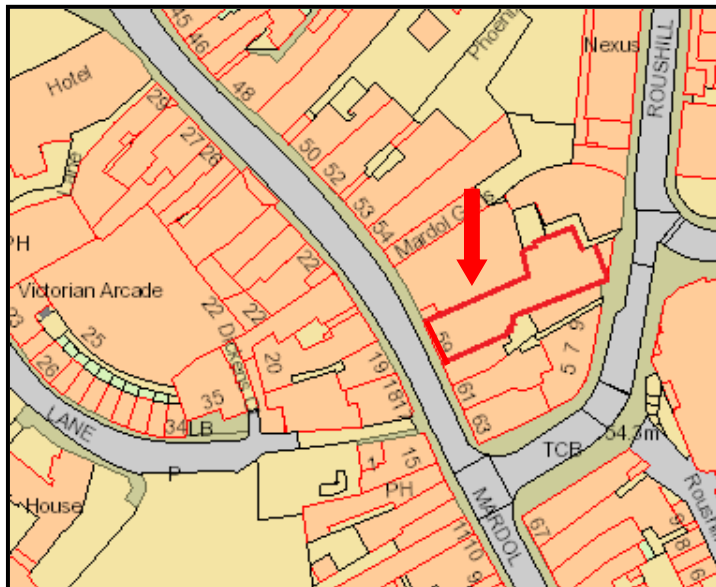
£35,000 per annum exclusive.

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 – Restaurant and premises
Rateable Value – £33,500.00

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.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: TBC

Planning

We understand that the property has planning consent for use within Class A3 (Restaurants/Cafés) 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.

Given the location and proportions of the property, it is considered suitable for a range of alternative uses including public house/licensed trade operations or A1/A2 retail/office type uses, subject to planning.

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 but subject to VAT in addition.

Anti-Money Laundering (AML) Regulation

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from any applicants, 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

TSR House

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Tel: 01952 210222 Fax: 01952 210219

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Consumer Protection from Unfair Trading Regulations 2008

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