

19 Mardol, Shrewsbury, Shropshire, SY1 1PU

Rent: £9,000 per annum

To Let On a New Lease

Subject to contract



**Ground floor retail unit with double fronted display windows. Self contained with kitchen and wc to the rear of the shop**

- Retail Unit
- Double Fronted Display Window
- Self Contained
- May Qualify Small Business Rates Relief
- Entrance on One Way System of Mardol
- Town Centre
- Neighbours up and Running
- EPC: C (72)

**Size approx. 547 Sq Ft (50.82 Sq M)**

## DESCRIPTION

Ground floor retail unit with double fronted display windows. The property is self contained with kitchen and wc to the rear of the shop. The property forms part of a three storey building with the upper floors currently being converted to an apartment.

## SITUATION

Secondary retail pitch to Shrewsbury Town Centre.

The property is located on Mardol, a busy secondary retail pitch in Shrewsbury Town Centre.

The prime trading areas of Pride Hill and High Street are also in close proximity.

Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a substantial catchment extending into Mid Wales.

What3words.com: ///branch.strike.beside

<https://w3w.co/branch.strike.beside>

## ACCOMMODATION

*(All measurements are approximate and are on a net internal floor area basis)*

Ground Floor Sales, Storage, Kitchen, WC

Internal Width	18 Feet 7 in (5.76 Metres)		
Shop Depth	32 Feet 9 in (10.15 Metres)		
Ground Floor	Sales area	547 Sq Ft (50.82 Sq M)	
<b>Total</b>		<b>547 Sq Ft (50.82 Sq M)</b>	

## TENURE

The premises are available on a new 6 year lease on tenants apportioned full repairing and insuring basis. The lease will be subject to a rent review/tenant's break clause at the end of year 3.

## SERVICES

All mains services (excluding gas) are understood to be available subject to connection charges by the utility companies.

## ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.service.gov.uk/energy-certificate/0230-2222-0340-0360-2014>

## RATING ASSESSMENT

Current Period RV £14,500, payable £6,029.58 per annum.

The rateable occupier may qualify for Small Business Rates Relief. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

<https://www.tax.service.gov.uk/business-rates-find/valuations/74527234>

## LOCAL AUTHORITY

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

## TOWN PLANNING/USE

The premises are understood to have an existing use for Class E retail purposes and are situated within Shrewsbury Town Centre Conservation Area. Other uses may be considered. Prospective occupiers should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

**DEPOSIT**

A deposit equivalent to 3-6 month's rent is typically required.

**REFERENCES**

The successful applicant will typically need to provide satisfactory references/company trading accounts.

**ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION**

To comply with anti-money laundering regulations, we are obliged to verify identity and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

**FIXTURES & FITTINGS**

All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the lettings.

**COSTS**

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

**VAT**

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable.

At the time of initial marketing the Owner/Landlord had elected to charge VAT.

**VIEWING**

By appointment with Cooper Green Pooks 01743 276666 (option 3) or email

**Chris Pook**

cjp@cgpooks.co.uk

**James Satoor**

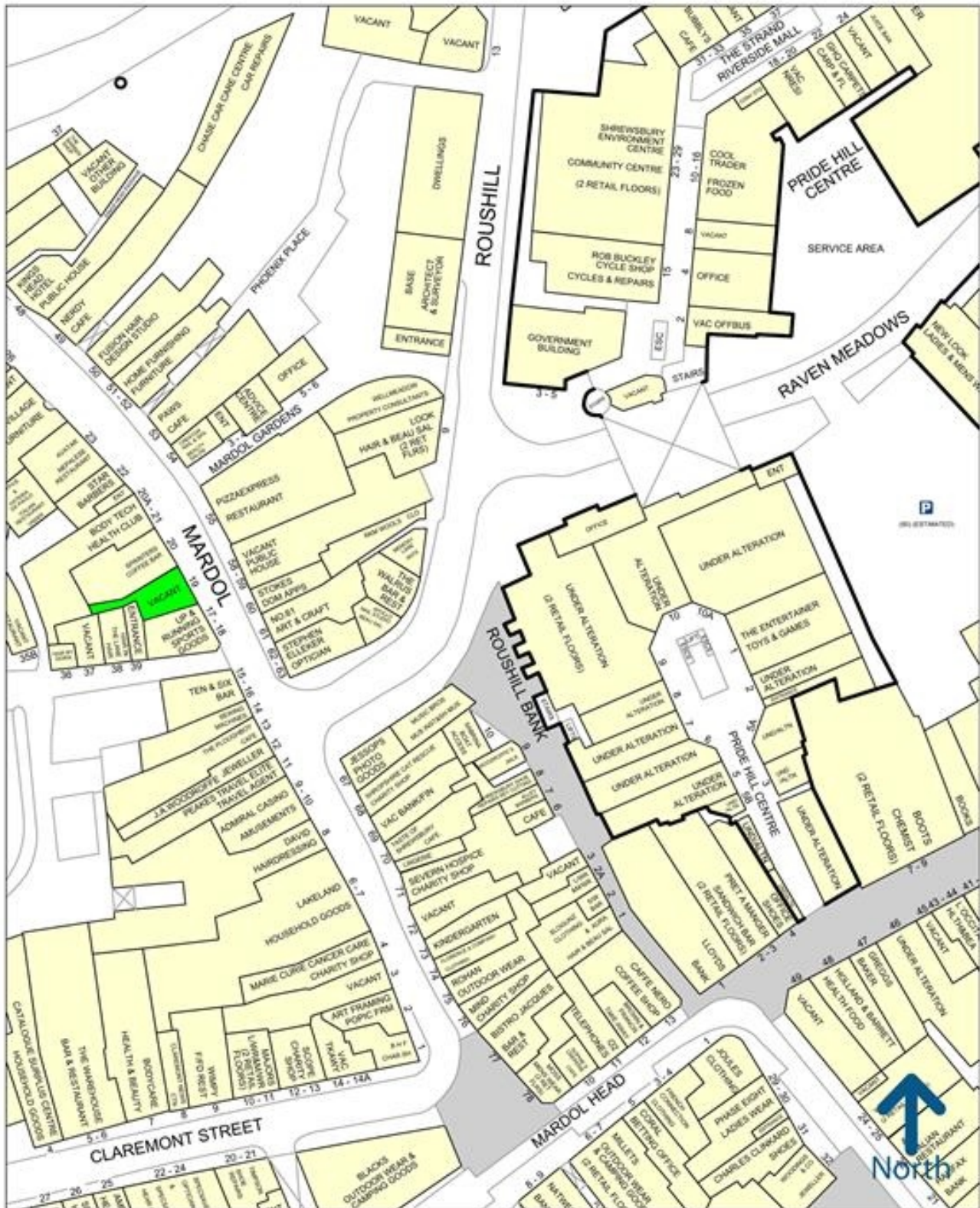
james.satoor@cgpooks.co.uk

**Mr Anthony Wiggins**

awiggins@wigginsandlockett.co.uk







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