

TO LET

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE RETAIL BUILDING IN PROMINENT AND HIGH PROFILE TOWN CENTRE LOCATION



**11 MARDOL HEAD
SHREWSBURY
SHROPSHIRE
SY1 1HD**

- Substantial Grade II listed, four storey retail property extending to approx. 1,653 sq.ft. (153.57 sq.m.)
- Versatile accommodation throughout with contemporary styled ground floor retail shop
- Occupying a prominent Town Centre location situated amongst other occupiers including: Joules, Bistro Jacques, Natwest, Café Nero and Millets
- Available To Let on a new Lease. Rent: **£45,000** per annum exclusive

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies an established retailing position amongst a range of national and independent traders including Joules, Café Nero, Millets, Natwest Bank, Bistro Jacques and Blacks. Shrewsbury Market Hall and the Darwin and Pride Hill Shopping Centres are nearby. There is street parking within the local 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 substantial Grade II Listed building of traditional brick construction provides versatile accommodation, arranged over four floors extending in total to approx. 1,653 sqft (153.57 sqm).

The property comprises an attractive contemporary styled ground floor retail unit with large glazed displays and rear store room with modern office accommodation located to the first floor, kitchenette/staffroom and WC facilities to the second floor and valuable storage accommodation to the third floor.

Accommodation

	Sqft	Sqm
Glazed display recessed entrance		
Ground Floor		
Main Retail Shop	759	70.55
Rear store room	59	5.44
First Floor		
Office	305	28.31
Second Floor		
Kitchenette/Staff Room	179	16.68
Third Floor		
Storage	351	32.59
Total	1,653	153.57

Tenure

The property is available To Let on a new Lease on a 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.

Price

£45,000 per annum exclusive, payable quarterly in advance.

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 – £39,500

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

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.

Energy Performance Rating

Current EPC Rating: E - 115

Planning

We have been informally advised that the property has consent for use within Class A1 (Retail) of the Town & Country Planning (Use Classes) Order 1987. We understand that the property is a Grade II Listed Building 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 will be responsible for payment of the Landlord's legal costs including Stamp Duty and VAT in connection with the grant of a Lease.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. It is understood that the Landlord has elected to charge VAT on the property.

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.

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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 Tettenthall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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