

TO LET

8 MARDOL, SHREWSBURY  
SHROPSHIRE SY1 1PY

Halls<sup>1845</sup>

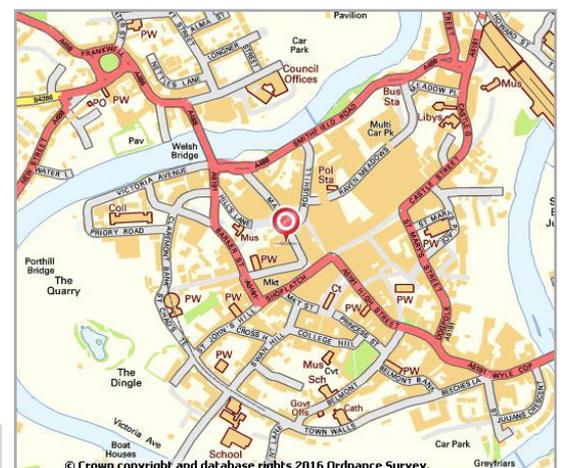
COMMERCIAL



## Town Centre Retail Unit

- Prominently positioned town centre retail unit
- Sales Area approximately 730 sq ft (67.8 sq m)
- Ancillary areas approximately 200 sq ft (18.6 sq m)
- Available To Let on a new lease

Rent: £15,000 per annum (exclusive)



[halls.gb.com](http://halls.gb.com)

01743 450 700

## TO LET

# 8 MARDOL, SHREWSBURY, SHROPSHIRE SY1 1PY

### LOCATION

The property is located fronting onto Mardol in the town centre of Shrewsbury. Shrewsbury is the county town of Shropshire and is an administrative and tourist centre. 8 Mardol is situated within close proximity of national occupiers including NatWest, Blacks, French Connection, Moss Bros and Joules.

Shrewsbury has a borough population of approximately 90,000 people and a substantial catchment population of circa 200,000 people.

### DESCRIPTION

The property provides a prominently located lock up shop unit providing a total sales area of approximately 730 sq ft (67.8 sq m). The sales area is regular in shape and provides a partitioned area for changing rooms.

There is a storage room and staff kitchenette to the rear of the unit, as well as a staff WC.

In addition, there is an extensive cellar area, which is not currently in use and is accessed from the shop floor.

### ACCOMMODATION

(All measurements are approximate only)

	sq m	sq ft
Sales Area	67.8	730
Ancillary Area	18.6	200
Cellar	70.9	763

### PLANNING

The property is understood to benefit from planning consent for A1 (Retail) Use. The property is believed to be Grade II Listed.

Interested parties are advised to make their own enquiries to the local authority.

### RENT

£15,000 (fifteen thousand pounds) per annum (exclusive).

### EPC

The property is Grade II Listed and therefore an EPC is not necessary.

### TENURE

The property is available to let on a Tenants Full Repairing and Insuring basis, for a term of 3 years, and with rent reviews every three years.

### RATEABLE VALUE

We have made non-verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2017): £17,750

Interested parties should make their own enquiries to the local authority.

### VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

### LEGAL COSTS

The incoming tenant is to be responsible for the landlords reasonable legal costs incurred in respect of the granting of the lease.

### FINANCIAL ACT 1989

All figures are quoted exclusive of VAT. Any intending tenant should satisfy themselves independently as to VAT in respect of any transaction.



### VIEWING

Strictly by prior arrangement with the Letting Agents.

For more information or to arrange a viewing, please contact:

James Evans E: james.evans@hallsgb.com

Huw Bevan E: huwb@hallsgb.com

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