

SHREWSBURY

78 MARDOL

PRIME CORNER RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE



Location

The subject unit is located in a prime and prominent position on the corner of Mardol Head and Mardol in the centre of Shrewsbury, opposite **Blacks**, with other retailers in the near vicinity including **O2**, **Joules** and **Caffe Nero**.

Accommodation

The property is arranged on ground, first and second floors with the following approximate areas:

Ground Floor Sales	754 sq ft	70.05 sq m
Ground Floor Store	72 sq ft	6.69 sq m
First Floor Sales	705 sq ft	65.5 sq m
Second Floor	604 sq ft	56.11 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£38,500 per annum exclusive**.

EPC

The Energy Performance asset rating is Band C 75.

Business Rates

Verbal enquiries to Shropshire Council confirm the property is assessed as follows:

Rateable Value £36,500

Interested parties are advised to make their own enquires on 0345 678 9000.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Emanuel Oliver, Llyr Emanuel llyr@emanueloliver.com
 07795 348079



Experian Goad Plan Created: 30/03/2022
Created By: Emanuel Oliver Ltd



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