

# SHREWSBURY

## 78 MARDOL

PRIME CORNER RETAIL UNIT  
 AVAILABLE BY WAY OF A  
 NEW LEASE

**NOW FULLY REFURBISHED**

### 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:

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

The unit has been comprehensively refurbished

### 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.

### Legal Costs

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



### Business Rates

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

Rateable Value £39,000

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

### 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](mailto:llyr@emanueloliver.com)  
 07795 348079



Experian Goad Plan Created: 30/03/2022  
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