

**COOPER
GREEN
POOKS**

54 Mardol and Mardol Gardens, Mardol,
Shrewsbury, SY1 1PP

Price: £649,950

For Sale

Subject to contract



Mixed Use Town Centre Investment

Includes Retail, Office and Residential

Total Income: £49,250 per annum

Area 617.06 sq m (6,642 sq ft)

The property comprises a mixed use town centre block of ground floor retail, first floor residential accommodation and offices over 3 floors. 54 Mardol includes a ground floor shop currently trading as a nail salon with a very spacious 2 bed apartment above and with separate access. Mardol Gardens consists of ground floor retail/office accommodation with two floors of offices above, while there is a covered walkway from Mardol Gardens though to Roushill.

The property is located on Mardol, a busy secondary retail pitch in Shrewsbury Town Centre. There are a range of national and local occupiers nearby including Pizza Express, Wetherspoons, Jessops, Lakeland etc.

There is on-street and short stay surface car parking to hand. There are plans to re-develop the nearby Darwin/Pride Hill Shopping Centre which is considered will have a positive impact on this part of the town centre.

The property is available for sale on a freehold basis.

Property	Tenant	Accommodation	Lease Terms	Current Rent	Next Review/ Break
54 Mardol (Ground Floor)	Mr S Nguyen and Mrs A Nguyen t/a Creator Nails	Shop (684 sq ft)	6 years from 28/10/2016- 27/10/2022	£10,500pa	Rent review 28/10/19
54 Mardol (First Floor)	Mr & Mrs J Gutteridge	Flat (1,093 sq ft)	Assured Short- hold Tenancy (12 months) from 18/05/2018	£6,900pa (£575 pcm)	N/A
Mardol Gardens (Ground & First Floors)	Age Concern	Retail/Office (3,331 sq ft)	10 years from 29/09/2010- 28/09/2020	£21,850pa	N/A
Mardol Gardens (Second Floor)	Age Concern	Office (1,534 sq ft)	14 years from 21/03/2006- 28/09/2020	£10,000pa	N/A

The property is available at the sale price of £649,950, with the total income being £49,250 per annum.

Each side to be responsible for their own legal costs.

All mains services are available subject to connection charges by the utility companies.

Energy Performance Rating: 54 Mardol (Flat) E
54 Mardol (Shop) G
Mardol Gardens (Shop/Offices) D (90)

RATING ASSESSMENT

We are advised by the Local Authority that the current assessment is:

Council Tax:	E (Flat)
Rateable Value (Shop):	£12,750 Rates Payable 2019/20: £ 6,260.25
Rateable Value (Offices):	£22,000 Rates Payable 2019/20: £10,802.00

Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

LOCAL AUTHORITY

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

TOWN PLANNING/USE

We understand that the existing use is mix of Class A1 (retail), Class B1 (office) and Class C3 (residential) of the Town & Country Planning Act 1987 (Use Classes) Order). Prospective occupiers are recommended to make their own enquiries to ensure their proposed use falls within the appropriate use classes.

FIXTURES & FITTINGS

Items usually classed as tenant's fixtures and fittings are excluded from the sale.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of preparation of these particulars the Landlord had elected not to charge VAT on the rent.

VIEWING

By arrangement with Cooper Green Pooks – ask for Alessio Dyfnallt ad@cgpooks.co.uk or Lizzy McNally elizabethmcnally@cgpooks.co.uk 01743 276666



