

FOR SALE

68 MARDOL, SHREWSBURY, SHROPSHIRE SY1 1PZ

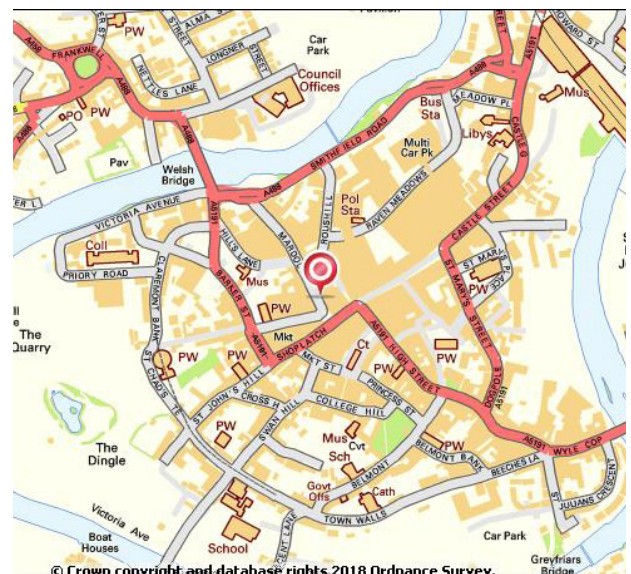
Halls¹⁸⁴⁵

COMMERCIAL

For Sale - Substantial town centre property comprising a large shop unit with upper floors benefiting from planning consent for two high quality residential apartments, one with the luxury of a Mansard roof living space, roof terrace & balcony within the upper floors



- Historic building in sought after town of Shrewsbury
- Planning consent for 2 high quality residential apartments
- Large number of national retail businesses in close proximity
- Total Net Ground Floor Sales Area of approximately 92 sq m (990 sq ft)



Offers in the Region of £450,000 (Exclusive)

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01743 450 700

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LOCATION

The property is located fronting onto Mardol in the town centre of Shrewsbury. 68 Mardol is situated within close proximity of a number of national occupiers including NatWest, Blacks, French Connection, Moss Bros and Joules.

Shrewsbury is the county town of Shropshire and has a borough population of approximately 90,000 people and a substantial catchment population of circa 200,000 people. It is the county town of Shropshire and an administrative and tourist centre with numerous historic listed properties.

Mardol is located within close proximity of the main public car park serving the town centre.

DESCRIPTION

68 Mardol is situated at the higher end of Mardol and sits on one of a series of Burgage plots descending from Mardol Head to the river. The frontage is of early 18th Century in origin benefitting from historic external features, such as sash windows and a parapet. There are further period features inside the property on the first and second floors with fireplaces, panelling, cornices and an arched niche in the panelled front room on the first floor, which enriches the potential for a high quality residential conversion of the upper floors.

The ground floor provides a shop unit of 92 sq m (990 sq ft). The upper floors have planning consent for 2 high quality residential apartments. In order to provide natural light to the rear of the first floor apartment, within the modern extension, a new window, skylights and sunpipe will be added. A new staircase will lead to the new proposed accommodation at attic level within the Mansard roof. On the third floor the space will be open plan with a pair of French doors opening onto a parapet balcony. The rear elevation of the Mansard roof has a more contemporary treatment with slim-line sliding folding doors and a 'Juliet' balcony, providing the apartment with a sense of 'outdoor' amenity space.

ACCOMMODATION

(All measurements are approximate only)

Ground Floor	92m ²
First Floor	86m ²
Second Floor	49m ²
Third Floor (Mansard)	41m ²

PLANNING

The property is understood to benefit from planning consent for A1 (Retail) Use in respect of the ground floor and under Planning Consent Reference 17/04760/FUL and 17/04761/LBC consent for conversion of the upper floors to two apartments. The property is believed to be Grade II Listed.

The vendors have created an "oven ready" development investment opportunity through commissioning a variety of reports. All intellectual information will be passed to the purchaser at completion.

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

(Further intellectual information is available from the selling agent on request.)

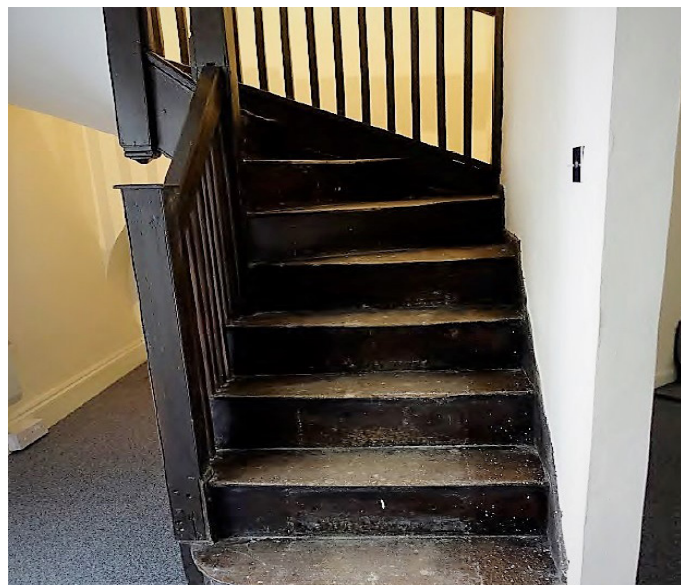
PRICE

Offers in the region of £450,000 (four hundred and fifty thousand pounds) (exclusive) are sought for the freehold property with vacant possession.

The property is understood to not be elected for VAT.

TENURE

Freehold with vacant possession.



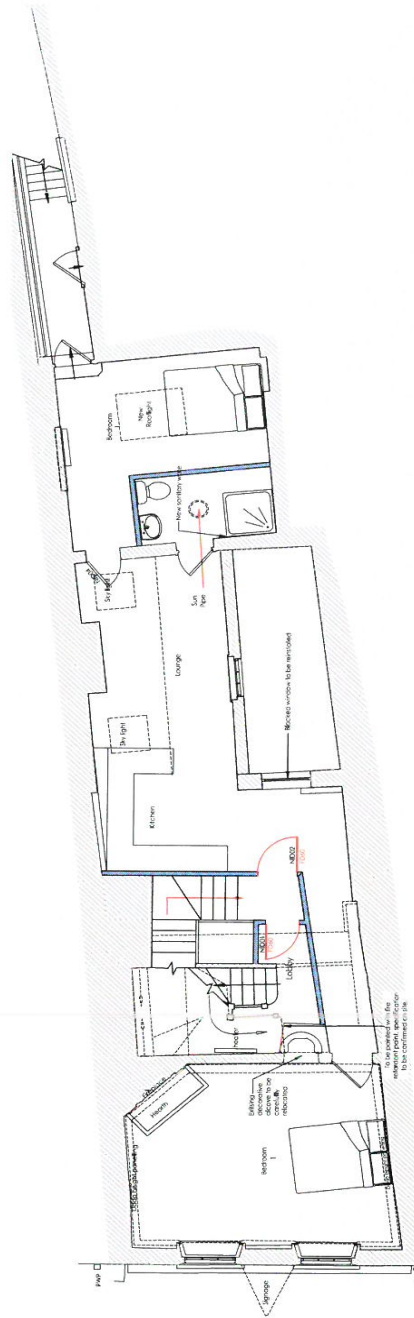
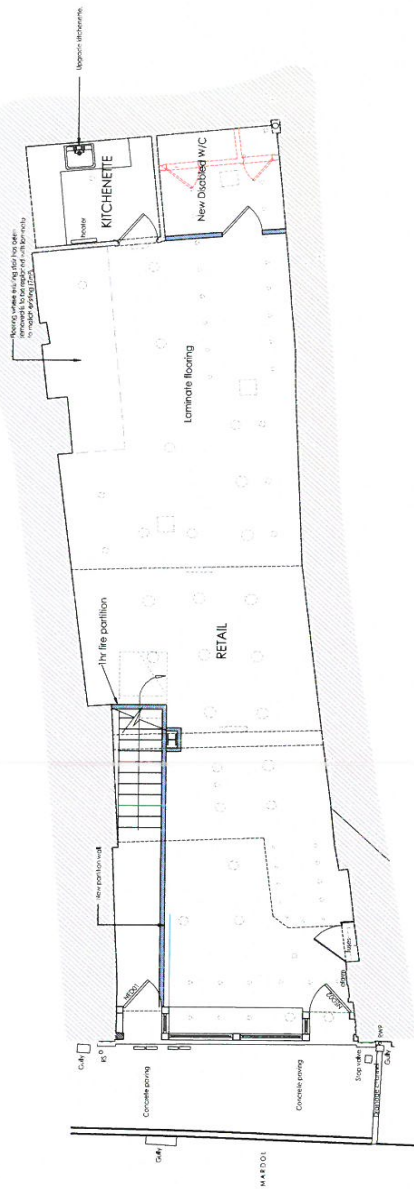
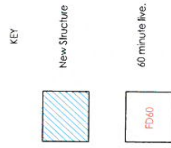
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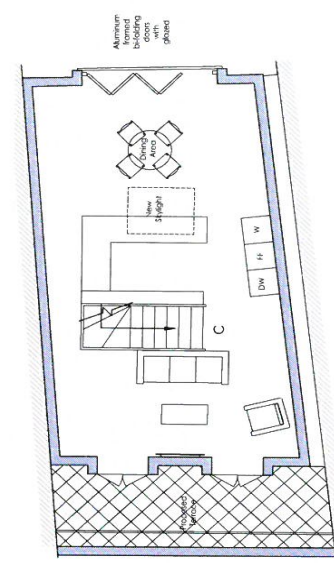
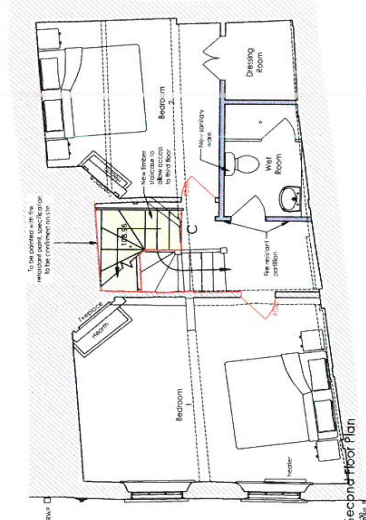


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First Floor Plan Star Option 2



Original Survey, carried out by: James Brennan Associates			
Revision:	X	XXX	XXXXXX
PLANNING			
Project Name:	68 Mardol		
Client:	Mr Kevin Nestler		
Drawing Title:	Ground, First and Second Floor Plan as Proposed		
ARROL AND SNELL LTD			
ARCHITECTS, SURVEYORS, PLANNING & CONSERVATION CONSULTANTS			
1005-01-PR01			
Drawn By:	TG	Checked By:	TD
Scale:	1:50 @ A1, 1:100 @ A3		
Drawing No:	1005-01-PR01		
Date:	NOV 2016		
Rev:			

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RATEABLE VALUE

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

Rateable Value: £24,000

Rates Payable: £11,520

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

However, the property is listed and therefore currently exempt from the payment of business rates while vacant.

EPC

The property is believed to be listed therefore an EPC is not necessary.

LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of this transaction.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Telephone: 0345 678 9000

FINANCIAL ACT 1989

All figures are quoted exclusive of VAT. Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction. The property is understood not to be elected for VAT.



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VIEWING

Strictly by prior appointment with the sole agents

James Evans

E: james.evans@halls.gb.com

Rebecca Welch

E: rebeccaw@halls.gb.com

Huw Bevan

E: huwb@halls.gb.com

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RICS

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