



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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FOR SALE

£1,600,000

3-4 5 6&7 MARDOL HEAD
SHREWSBURY | SY1 1HD

- Prime Town Centre Location
- Trading Capital of Shropshire
- National Retailer Tenants
- £145,000 Per Annum Passing Rent

LOCATION

The properties are situated in the most prominent retailing location in Shrewsbury. The prime retail area is pedestrianised Pride Hill and Mardol Head, naturally drawing in footfall from the High Street. Shrewsbury is strategically situated at the intersection of A49 from the South of Wales and the A5 leading to the North of Wales and the M54 leading to Telford and Birmingham/West Midlands. The town is located 45 miles northwest of Birmingham, 41 miles south of Chester, and 15 miles west of Telford.

DESCRIPTION

This Investment Sale comprises of three properties comprising of Retail space which are currently laid out as predominantly open plan retail with ancillary offices and storage rooms to the first floor, along with kitchen facilities and WCs.

3-4, 5 6&7 Mardol Head collectively generate a total passing rent of £145,000 per annum. Offers are invited for our Clients freehold interest in excess of £1,600,000. An acquisition at this level would reflect a gross yield of 9.06% at a capital value of £122.56 per square foot on a Gross Internal basis.

Please download the brochure for detailed information. EPC's, Floorplans and Lease's are available on request.

ACCOMMODATION

The property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The total property GIA is 13,054 sq.ft (1212 sq.m).

BUSINESS RATES

3-4 Mardol Head, Shrewsbury - According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £56,000. The future rateable value from 1st of April 2026 is £45,250.

5 Mardol Head, Shrewsbury - According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £36,000. The future rateable value from 1st of April 2026 is £28,750.

6-7 Mardol Head, Shrewsbury - According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £126,000. The future rateable value from 1st of April 2026 is £101,000.

EPC

3-4 Mardol Head -EPC rating is C (63) A copy of the certificate is available upon request.
5 Mardol Head - EPC rating is B (37) A copy of the certificate is available upon request.
6-7 Mardol Head - EPC rating is B (49) A copy of the certificate is available upon request.

TERMS

Freehold, subject to the existing tenancy. Offers are invited in excess of £1,600,000.

VAT

This property is elected for VAT and anticipate the sale will be undertaken as a Transfer of a Going Concern (TOGC).





SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated September 2026

