



WELLS MCFARLANE

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INVESTMENT SALE

3-7 MARDOL HEAD, SHREWSBURY, SY1 1HD

- PRIME TOWN CENTRE LOCATION
- TRADING CAPITAL OF SHROPSHIRE
- NATIONAL RETAILER TENANTS
- £145,000 PER ANNUM PASSING RENT

Shrewsbury Key Data

- Shrewsbury is the County Town of Shropshire. Known for its many independent cafes and shops, the centre defies UK trends and continues to have a strong base for retail and commercial, with footfall and occupancy rates both exceeding national averages.
- An award-winning market, high quality schools and sweeping views make it an attractive location with the town recognised as one of the best and healthiest towns to live in the UK.
- Growing advances in infrastructure connecting Shrewsbury to the West Midlands and further north, the town centre has significant potential.



84,358 people
within a 10
minute drive



109,092 people
within a 20
minute drive



193,242 people
within a 30
minute drive

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.



Local Area

- 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.
- In late 2024 Shrewsbury was named as having the best High Street in Britain for shopping.
- The Town Centre is enhanced by the Darwin Shopping Centre, which is owned and maintained by Shropshire Council.
- Further commercial growth is expected due to the new 28 acre site on the south side of Shrewsbury, as it is set to become Shropshire's premier business park.



Nearby Occupiers

Marks & Spencer	New Look
Pandora	Primark
H & M	Boots
Costa Coffee	JD Sports
F. Hinds	Blacks
Pret A Manger	WHSmith



Proposal

- 3-7 Mardol head comprises of 3 Freehold properties measuring 12,754 (GIA).
- Total passing Rent £145,000 per annum.
- National retailer Tenants offering a strong Tenant covenant.
- Offers are invited for our Clients freehold interest in excess of £1,600,000 (One Million and Six Hundred Thousand Pounds). An acquisition at this level would reflect a gross initial yield of 9.06% at a capital value of £125.45 per square foot.



Tenancy Schedule

Tenant	Unit	GIA sq. ft	ITZA sq. ft	ITZA Rent	Start Date	Term	Break Date	Rent Review	Expiry	Passing Rent
French Connection Limited	3-4 Mardol Head	2,218 sq. ft	944 sq. ft	£45.55	13/01/2023	5 Years	No Break	No Review	12/01/2028	£43,000 Per Annum
Coral Racing Limited	5 Mardol Head	1,402 sq. ft	501 sq. ft	£47.90	03/02/2025	10 Years	24/12/2029	03/02/2030	02/02/2035	£24,000 Per Annum
Blacks Retail Limited	6-7 Mardol Head	9,134 sq. ft	1475 sq. ft	£52.88	11/09/2024	5 Years	10/09/2027	No Review	10/09/2029	£78,000 Per Annum

Tenant Covenant - French Connection Limited

French Connection is a global brand which was founded in 1972 and set out with the aim to create design-led, fashionable clothing. Today, designing contemporary clothing, accessories and homeware, offering eco-conscious pieces and accessible, quality products. French Connection represents the majority of French Connection Group's revenue, however it owns a number of other clothing/homewear brands, including YMC, Great Plains and TOAST.

There are now over 200 French Connection stores world-wide which takes the French Connection brand to over 50 countries.



	30/06/2023	30/06/2022
Turnover	£65,675,000	£80,970,000
Pre Tax Profit	£3,101,000	£607,000
Net Assets	£14,918,000	£11,817,000



Tenant Covenant - Coral Racing Limited

Coral is well established in the UK gambling industry, dating back to 1926. Coral is part of the Entain Group, one of the largest gambling and sports betting companies in the world. Entain is listed on the London Stock Exchange, which indicates significant financial strength and credibility.

Coral is the third largest retail bookmaking business in the UK, operating 1,800 betting shops which offer a wide selection of sports and in-play betting. Coral specialises in sports betting on a range of national and international markets, including football, rugby, tennis, darts and snooker.



Coral Racing Limited operates under the Entain Group PLC umbrella, we recommend that all interested parties conduct their own due diligence on the company's accounts and structure.

Tenant Covenant - Blacks Outdoor Retail Limited

Blacks Outdoor Retail trading as Go Outdoors, founded in 1861, is a popular UK-based retailer specialising in outdoor clothing, footwear, and equipment for activities like camping, hiking, cycling, climbing, fishing, and other outdoor pursuits

As of January 2012, Blacks Outdoor was acquired by JD Sports. JD Sports forms the parent company for market leading outdoor retail companies such as Blacks Outdoor Retail, Go Outdoors Retail and Millets.

As of early 2025, Blacks Outdoor Retail operates over 70 stores



	03/02/2024	28/01/2023
Turnover	£334,809,000	£348,746,000
Pre Tax Profit	-£2,702,000	£5,750,000
Net Assets	£12,635,000	£9,066,000

Further Information

Energy Performance Asset Rating

More energy efficient

A+

A 0–25

B 26–50

C 51–75

D 76–100

E 101–125

F 126–150

G Over 150

Less energy efficient

63 This is how energy efficient the building is.

EPC 3-4 Mardol Head, Shrewsbury

Energy Performance Asset Rating

More energy efficient

A+

A 0–25

B 26–50

C 51–75

D 76–100

E 101–125

F 126–150

G Over 150

Less energy efficient

37 This is how energy efficient the building is.

EPC 5 Mardol Head, Shrewsbury

Energy Performance Asset Rating

More energy efficient

A+

A 0–25

B 26–50

C 51–75

D 76–100

E 101–125

F 126–150

G Over 150

Less energy efficient

49 This is how energy efficient the building is.

EPC 6-7 Mardol Head, Shrewsbury

AML

The successful bidder will be required to satisfy the usual AML requirements when the memorandum of sale is agreed. Two forms of ID and proof of funds will also be required.

VAT

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

LEGAL COSTS

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

VIEWINGS

Viewings to be accompanied by a Wells McFarlane staff member only.

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