

**FOR SALE**

**RETAIL INVESTMENT**

**37, 38 and 38A Castle Street, Shrewsbury SY1 2BW**

**Halls**<sup>1845</sup>

COMMERCIAL

**Offers in excess of £600,000**

## INVESTMENT SUMMARY

- Prominent town centre location in sought after town of Shrewsbury.
- Variety of surrounding national multiples including Marks & Spencer, H&M and Waitrose.
- Two shop units, one let to national multiple Mascolo Limited (trading as Toni & Guy).
- Further income secured from ground rents of residential units.
- The property has been the subject of a recent comprehensive scheme of works and therefore the property is offered for sale in a premier condition.
- Rare investment opportunity in Shrewsbury town centre.

**Offers in excess of £600,000 at an initial yield of 6.44% (with effect from the 3rd of March 2017) after Stamp Duty and acquisition costs of 1.5%**

## PROPOSAL

Income:	£40,500 per annum (with effect from 3rd March 2017)
Price:	Offers in excess of £600,000 (Subject to Contract)
Net Initial Yield:	Net initial yield 6.44% (with effect from 3rd March 2017) after stamp duty and acquisition costs at 1.5%
Net Revisionary Yield	Net revisionary yield 7.8% after stamp duty and acquisition costs at 1.5% from 3rd March 2019

INVESTMENT  
SUMMARY

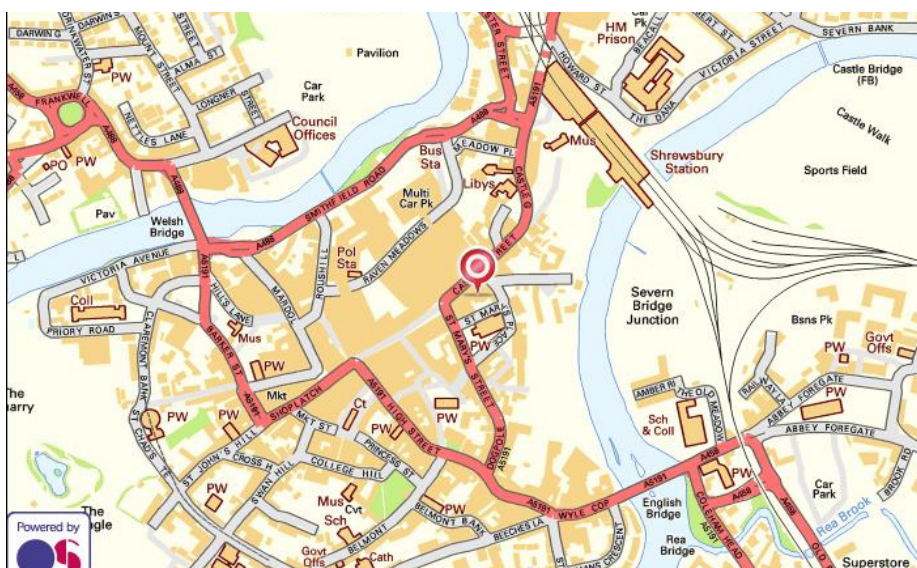
LOCATION

DESCRIPTION

ACCOMMODATION  
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## LOCATION

Shrewsbury is the county town of Shropshire and is an established tourist and administrative centre, located 45 miles north west of Birmingham, 41 miles south of Chester and 15 miles west of Telford.

The town has good road communications with the A49 linking the town with the Midlands and the North of England, and the A5 providing access to the M54 and M6 motorways.

The subject property is located on the south side of Castle Street, which is one of the main thoroughfares and forms a continuation of Pride Hill which is the town's recognised retail core.

The property occupies a prominent position directly opposite the Darwin Shopping Centre, and in particular, the entrances to Marks & Spencers and H&M.



41 miles (66km)  
south of  
Chester  
47 miles (75km)  
north west of  
Birmingham



Direct rail services  
to Wolverhampton (40 minutes)  
Birmingham New  
Street (55  
minutes) and Lon-  
don (105 minutes)



53 miles north  
west of  
Birmingham  
International  
Airport

## DEMOGRAPHICS

The total population within the Shrewsbury primary catchment area is 332,000, similar to the sub regional centre average and ranking the town 76 out of the PROMIS Centres. The level of car ownership in Shrewsbury is significantly above average with a particularly high proportion of 2 car households.

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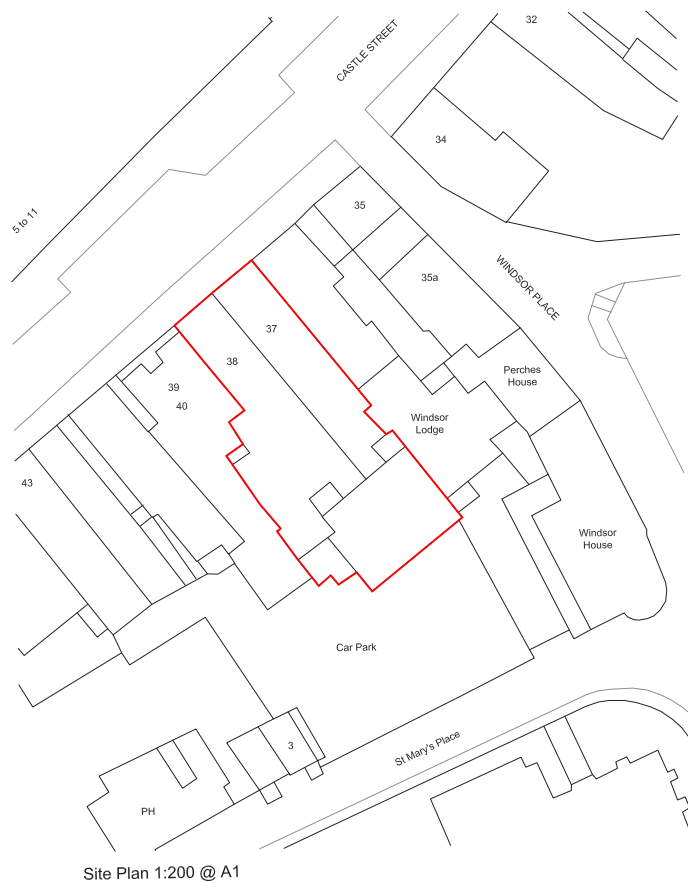
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## DESCRIPTION

The property comprises of a four storey property with a basement which is currently arranged as two shop units with a basement to 37 Castle Street (Toni & Guy) and the upper floors in residential use. The property has been subject to comprehensive works recently as part of the conversion works to provide residential apartments. This has included an overhaul of the property structure externally. The property is now in good order which holds an attraction for future asset management.

37 Castle Street is currently in use as a hairdressers trading as Toni & Guy, and 38 Castle Street is currently trading as a cafe/tearoom.

The upper floors are in residential use.

The property is of traditional construction with two glazed shop frontages onto Castle Street.

## SITUATION

The property is prominently located fronting onto Castle Street in the town centre of Shrewsbury.

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## ACCOMMODATION

(All measurements are approximate)

### 37 Castle Street (Toni & Guy)

#### Ground Floor

Total Net internal sales area	85.79 m sq (923 ft sq)
Stores	4.80 m sq (52 ft sq)
Utilities	4.16 m sq (45 ft sq)
Toilet	

#### Basement

Staffroom	28.15 m sq (307 ft sq)
Office	27.09 m sq (390 ft sq)
Store	4.98 m sq (53 ft sq)

**Total** **154.97 m sq (1670 ft sq)**

### 38 Castle Street (Carmar)

#### Ground Floor

Total Net internal sales area	91.07 m sq (980 ft sq)
Kitchen	11.71 m sq (126 ft sq)
Prep Area	18.77 m sq (202 ft sq)
Disabled Toilet	
Two Toilets	

**Total** **121.55 m sq (1308 ft sq)**

#### Residential

Ground Floor Entrance Lobby	
First Floor	274.20 m sq (2952 ft sq)
Upper First Floor	6.59 m sq (71 ft sq)
Second Floor	206.97 m sq (2228 ft sq)
Third Floor	5.76 m sq (62 ft sq)

## TENURE

The property is of Freehold Tenure.

Title Number - SL 75510

## TENANCY

Ground Floor and Basement, 37 Castle Street, Shrewsbury, Shropshire SY1 2BW -  
Let to Mascolo Limited for a term of 15 years from the 3rd of March 2015 on Tenants Full Repairing and Insuring Terms (subject to service charge provisions).

The rent is: Up to 2nd March 2017 - £20,000 per annum  
Up to 2nd March 2018 - £22,500 per annum  
Thereafter - £25,000 per annum up to the date of review

There will be a rent review on the 3rd March 2020 and 3rd of March 2025.

There are tenants options to determine the lease with effect from the 2nd March 2020 and 2nd March 2025 (subject to 6 months notice).

Ground Floor 38 Castle Street, Shrewsbury, Shropshire SY1 2BW -  
Let to Mark Jones and Caroline Jones for a term of 10 years from 3rd March 2015 on Tenants Full Repairing and Insuring terms (subject to service charge provisions).

The rent is: Up to 2nd March 2017 - £17,000 per annum  
Up to 2nd March 2018 - £18,000 per annum  
Up to 2nd March 2019 - £20,000 per annum  
Thereafter - £24,000 per annum up to the date of review

There are tenants options to determine the lease from 2nd March 2020 (subject to six months notice).

The three residential flats are sold on 999 years leases at a ground rent of £300 per annum. Each flat equating to £100 per annum.

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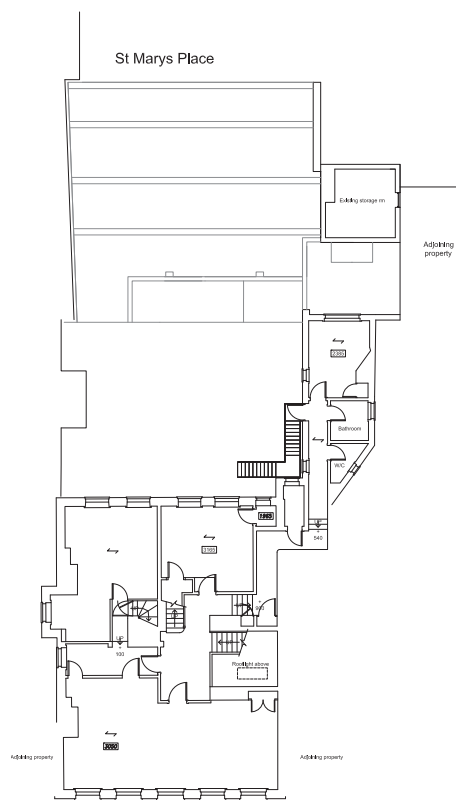
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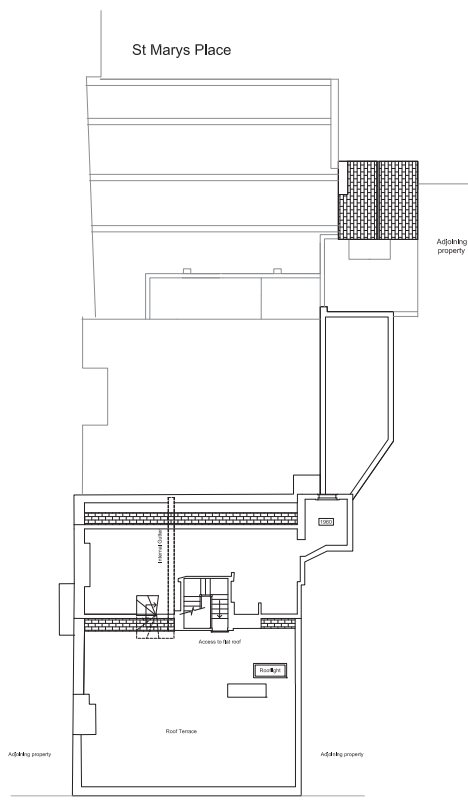
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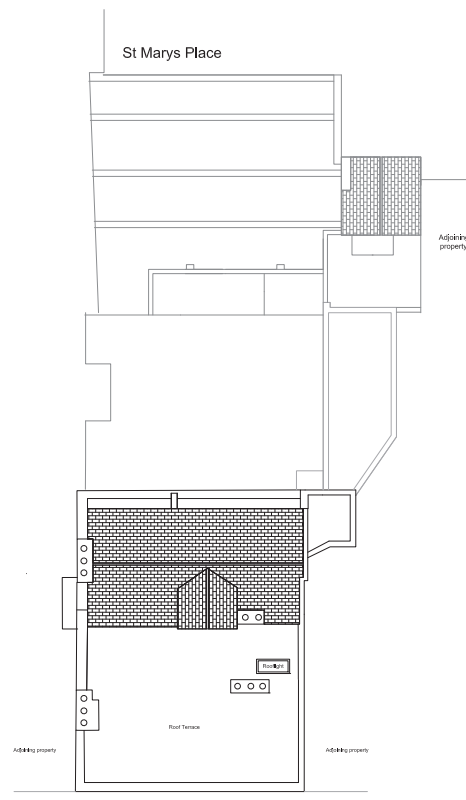
Castle Street

Second Floor Plan



Castle Street

Third Floor Plan



Castle Street

Roof Plan

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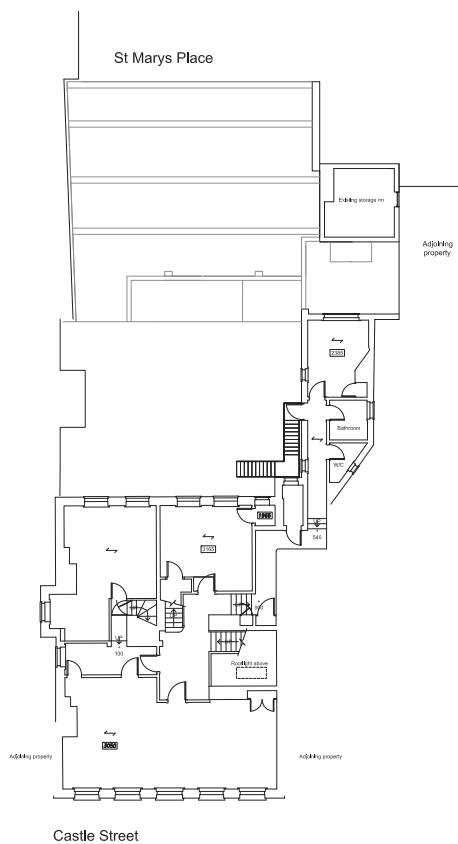
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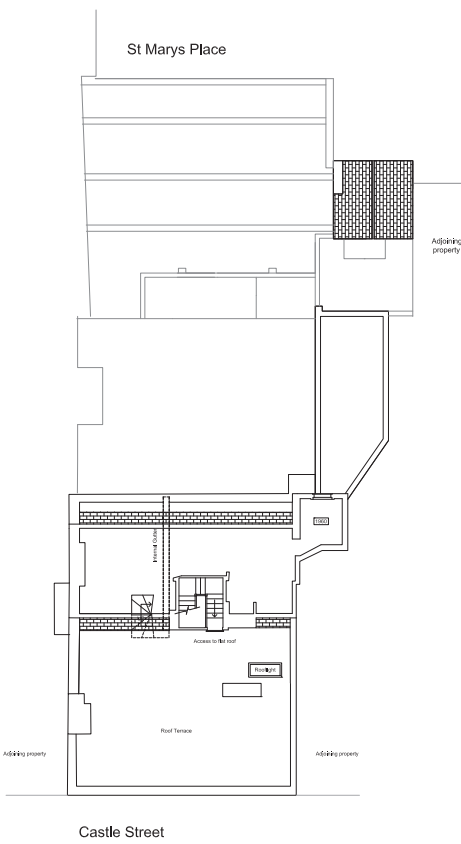
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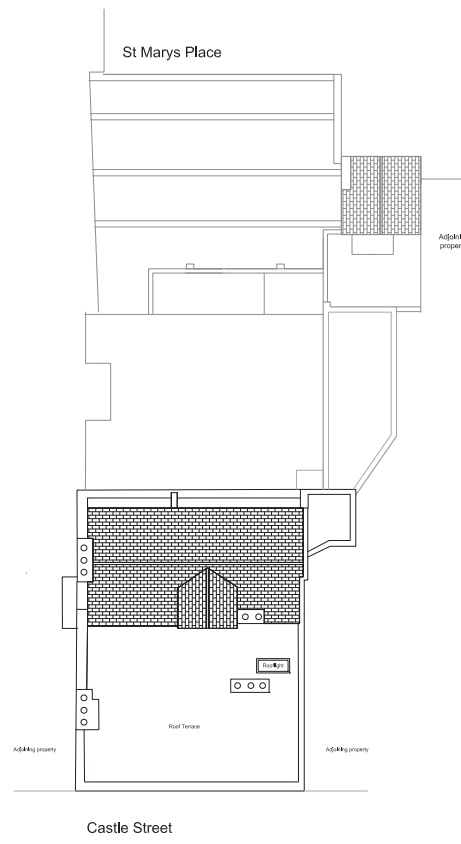
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Second Floor Plan



Third Floor Plan



Roof Plan

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## COVENANT

Mascolo Limited (Registered Number 00770236) is a private limited company with share capital involved in the hairdressing and beauty treatment sector with the following financial information based on reviewed accounts and financial statements year ended 31st August 2015.

Turnover	£11,912,035
Gross Profit	£2,358,831
Profit on ordinary activities before taxation	(£1,441,516)

Toni & Guy, the trading name of Mascolo Limited, have over 400 hair salons worldwide and are the premier hair salon operators on the UK high street.

Mr & Mrs Jones are private individuals and there is no financial information available relating to the tenants.



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The net revisionary yield is 7.8% as from the 3rd March 2019 after stamp duty and acquisition costs at 1.5%.

## EPC

The property is listed and therefore is exempt from the requirement for an EPC.

## LEGAL COSTS

Each of the parties are to be responsible for their own legal costs incurred in respect of this matter.

## VAT

The property is elected for VAT. It is anticipated the sale will be treated as a transfer of a going concern (TOGC).

## FURTHER INFORMATION

For further information or to arrange an inspection of the property please contact:

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