



FOR SALE - FULLY FITTED OUT LEASEHOLD BUSINESS

TASTE OF SHREWSBURY, 70 MARDOL, SHREWSBURY, SHROPSHIRE, SY1 1PZ

KEY POINTS

1,084

SQ FT

SALES AND CAFE AREA



54 COVER CAFE,
ALSO OFFERING TAKE OUT SALES

ONLY OFFERED FOR
SALE DUE TO
RETIREMENT

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN THE REGION OF

£38,500

(EXCLUSIVE)


PLUS STOCK AT VALUATION

James Evans

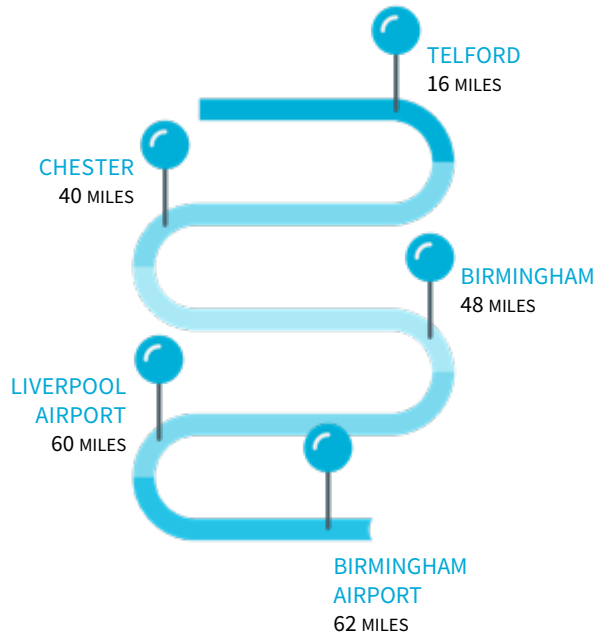
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LOCATION

The business is prominently located fronting onto Mardol in the town centre of the sought after town of Shrewsbury. Mardol serves as one of the main retail streets in the retail hierarchy serving the town centre. The property is located within proximity of a variety of public car parks serving the town centre. The surrounding occupiers including Peakes Travel, Rowan and Lakeland.

Shrewsbury is the County Town of Shropshire and has a significant catchment population as well as acting as an administrative and tourist centre. The town is sat on the River Sever and had a population of 76,782 at the 2021 census.

The town is located approximately 48 miles west of the City of Birmingham and approximately 40 miles south of the City of Chester. There is access to the national road network via the A5 (M54 link road).



SHREWSBURY
POPULATION

76,782

2021 CENSUS



DESCRIPTION

The business trades from a prominently located three storey lock up shop unit. The property provides a fully fitted out restaurant/café that is arranged to provide a ground floor retail sales area, with seating for 8, and a commercial kitchen to the rear. The upper floors provide a variety of rooms that are arranged to provide seating for the restaurant/café, comprising 32 on the second floor and 14 on the top floor in the Loft room (which doubles as meeting room), and also stores, ancillary accommodation and toilet facilities. The property from which the business trades has externally a small rear yard area.

The potential of the property from which the business trades can only be fully appreciated by undertaking an inspection of the property.

BUSINESS

The business provides the opportunity to buy a long standing leasehold retail/café with retail sales that is only reluctantly offered for sale due to the retirement of the existing proprietor. The business known as Taste of Shrewsbury offers both takeaway and eat in facilities including the gallery tea room on the first floor which seats 32 people.

The business offers the sale of sandwiches, baguettes, paninis, homemade soups and jacket potatoes and also a menu of seasonal special menu and afternoon tea menu with renowned cream teas. Fresh homemade juice and smoothies are prepared in store. The business also offers corporate buffets to order and has established a loyal client base in this area.

The opening hours of the business are:

Monday to Friday 9.00 am to 4.00pm

Saturday 9.30am to 4pm

Further details are available - <https://www.facebook.com/TasteShrewsbury>

The business sale offers the opportunity to acquire a fully fitted out business with significant potential for further growth. Audited accounts are available from the selling agents upon request. The business had a turnover of £133,360 for financial year 2022/2023. The business is run by the existing proprietor with assistance from full and part time employees.



ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

	M SQ	SQ FT
GROUND FLOOR		
Sales Area	51.75	557
Commercial Kitchen		
FIRST FLOOR		
Landing		
Restaurant/Café Seating Area	25.6	275
Stores/ Further Seating	23.5	252
Stores	17.9	192
Toilet		
SECOND FLOOR		
Stores	9.4	101
Stores	3.6	39
Stores	17.1	184
TOTAL INTERNAL FLOOR AREA	148.85	1,600

TENURE

The current lease has expired.

Terms for the renewal of the lease have been agreed and a draft lease is in existence a copy of which is available from the selling agents.

The draft terms that have been agreed are 10 year lease at a rent of £17,000 per annum with a tenant break in year 5 on Tenants Internal Repairing and Full Insuring Terms.



PLANNING

Prospective purchasers should rely on their own enquiries.

The property is understood to benefit from Use Class E of the Town and Country Use Classes Order 1987.

The property is understood to be Grade II listed.

LEGAL COSTS

Each party to be responsible for their own legal costs. The purchaser is to be responsible for any landlords legal costs incurred in respect of the granting of the new lease.

VAT

All prices quoted are exclusive of VAT.

SERVICES

(Not tested at the time of our inspection.)

We understand that mains water, electricity, drainage and gas are connected to the property.

PRICE

Offers invited in the region of £38,500 (Thirty eight thousand five hundred pounds) (Exclusive) plus SAV for the purchase of the leasehold interest, business goodwill and fixtures and fittings.

FIXTURES & FITTINGS

A detailed inventory is available from the selling agents upon request.

RATES/EPC


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

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£19,000	£9,481	TBC

RATES

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND


 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

VIEWING

Strictly by prior arrangement with the selling agents. For more information or to arrange a viewing, please contact:

[Commercial Department](#)

 01743 450 700

commercialmarketing@halls.gb.com

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