



FOR SALE - FULLY FITTED OUT LEASEHOLD BUSINESS

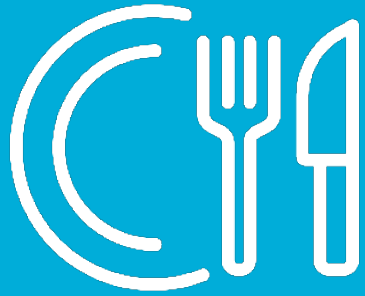
TASTE OF SHREWSBURY, 70 MARDOL, SHREWSBURY, SHROPSHIRE, SY1 1PZ

KEY POINTS

1,084

SQ FT

SALES AND CAFE AREA



54 COVER CAFE,
ALSO OFFERING TAKE OUT SALES

ONLY OFFERED FOR
SALE DUE TO
PERSONAL HEALTH

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN THE REGION OF


£45,000

(EXCLUSIVE)


PLUS STOCK AT VALUATION

James Evans

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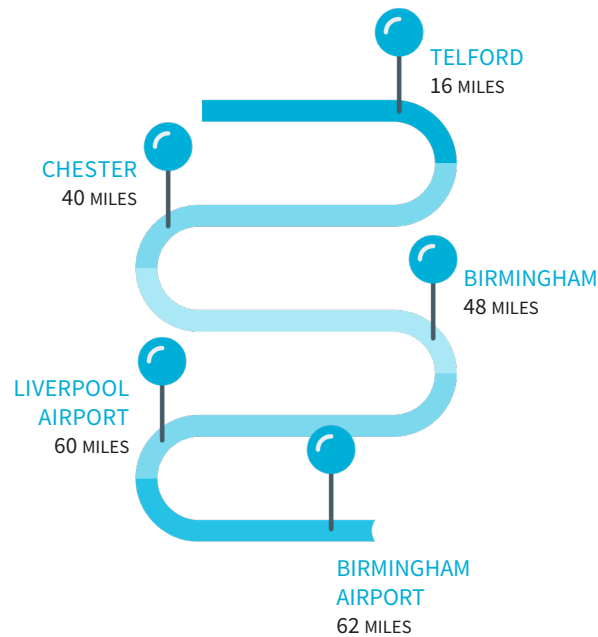
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LOCATION

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 Severn 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).

What3words - //hoot.update.sounds



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 further seating), and also stores, ancillary accommodation and toilet facilities. The property from which the business trades has externally a small rear yard area.

The property has CCTV cameras and a premises alcohol license. 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 personal health of the 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 provides further seating.

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 4.30pm

Saturday 8.30am to 5pm

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. Financial information is available from the selling agents upon request. 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		
Soft Seating	9.4	101
Soft Seating	3.6	39
Soft Seating	17.1	184
TOTAL INTERNAL FLOOR AREA	148.85	1,600

TENURE

The business is offered for sale subject to the following occupational lease;

- Lease Term: 10 years from 2025. Rent: £17,000 per annum
- Rent Review: At the end of year 5. Tenants Internal Repairing and Insuring Basis, subject to a Schedule of Condition
- The lease is understood to be within the Landlord and Tenant Act 1954 Part 2. Tenant option to determine at the 5th year of the term subject to 6 months prior notice.

A copy of the lease is available from the selling agents upon request.



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 assignment 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 £45,000 (Forty five thousand 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:

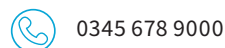
RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£19,000	£9,481	C



RATES

LOCAL AUTHORITY

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



0345 678 9000



SHROPSHIRE COUNCIL WEBSITE

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly, the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



VIEWING

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

Simon Cullup-Smith



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IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

