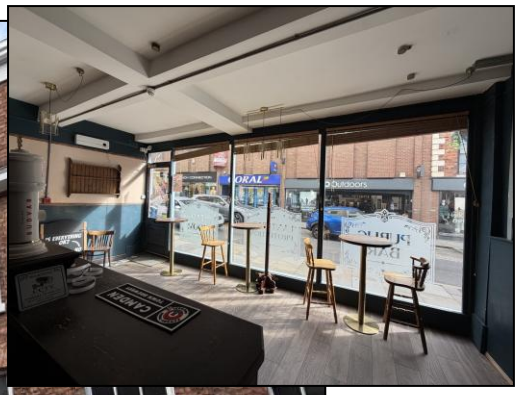
TO LET

TSR
TOWLER SHAW ROBERTS

ATTRACTIVE LEISURE/RETAIL PREMISES IN POPULAR TOWN CENTRE LOCATION







10 MARDOL HEAD
SHREWSBURY
SHROPSHIRE
SY1 1HD

- Substantial four storey leisure/retail property extending to approx. 1,369 sqft. (127.17 sqm) having operated as a licensed bar for the last 10 years.
- Well-appointed accommodation throughout with contemporary styled ground floor servery/bar and additional seating on the upper floor.
- Occupying a prominent Town Centre location situated amongst other occupiers including: Joules, Blacks, Natwest, Café Nero and Go Outdoors.
- Available To Let on a new Lease. Rent: **£25,000** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property occupies an established retailing/leisure position amongst a range of national and independent traders including Joules, Café Nero, Go Outdoors, Natwest Bank and Blacks. Shrewsbury Market Hall and the main retail area of Pride Hill is within a short walking distance. There is on street parking within the local vicinity with short stay car parks on Hill's Lane.

Shrewsbury is the County Town and administrative centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk road approximately 55 miles north-west of Birmingham, 18 miles west of Telford and 40 miles south of Chester

Description

The property comprises a substantial four-storey leisure/retail premises extending to approximately 1,369 sqft (127.17 sqm) having an attractive glazed frontage. The accommodation is well-appointed providing ground floor servery and seating area, with further customer seating on the first floor.

The property benefits from a large amount of storage, with access to a cellar to the ground floor and a large attic space occupying the second floor. Formerly used as a creperie/café and more recently as a bar premises, the property is deemed suitable for a variety of uses, subject to planning.

Accommodation

	Sqft	Sqm
Basement Cellar	298	27.65
Ground Floor	331	30.82
First Floor	319	29.6
Attic Space	421	39.1
Total	**1,369**	**127.17**

Tenure

The property is available To Let on a new Lease on a Tenant's full repairing and insuring basis for a minimum term of 3 years or multiples thereof subject to three yearly upward only rent reviews.

Rent

£25,000 per annum exclusive, payable quarterly in advance.

Business Rates

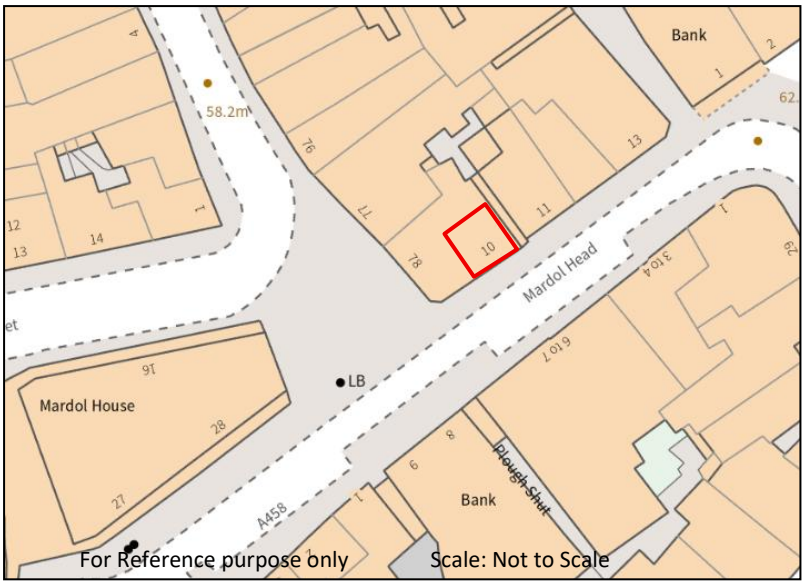
At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Shop and premises
Rateable Value – £20,750

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Energy Performance Rating

Energy Performance Rating: B 47



Services (Not Checked or Tested)

Mains water, electricity and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Planning

We understand that the property is located within the Shrewsbury Town Conservation area. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, Shropshire, SY3 8HQ. TEL: 0345 678 9000.

Legal Costs

The incoming Tenant will be responsible for payment of the Landlord's legal costs including Stamp Duty and VAT in connection with the grant of a Lease.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. It is understood that the Landlord has elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

October 2026

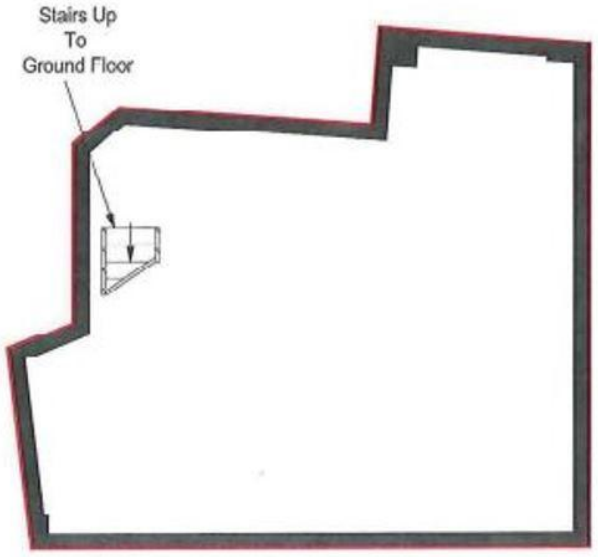
TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

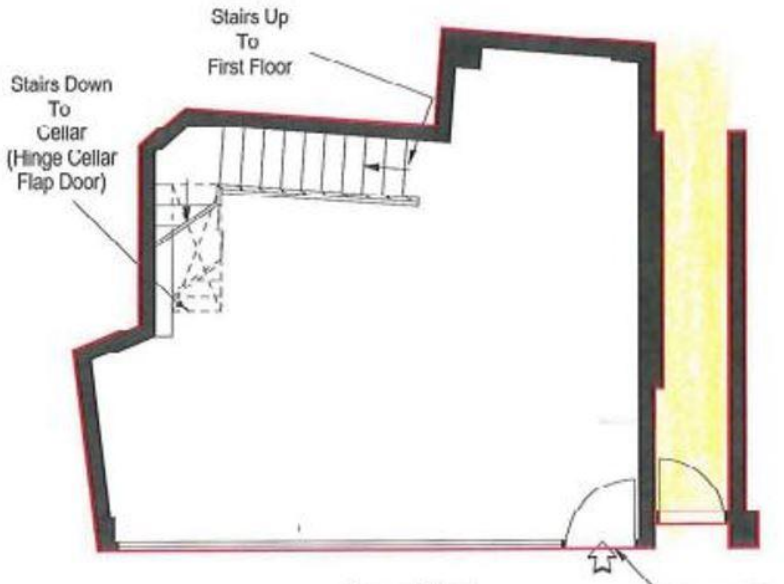
Also at
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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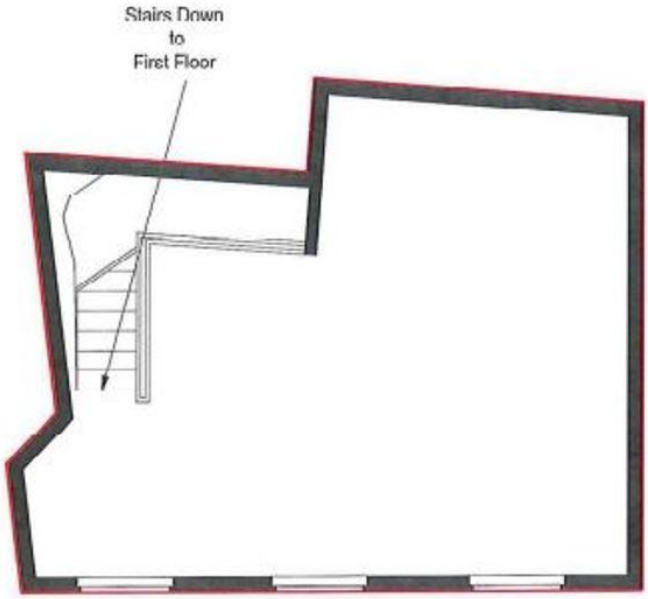
Important Notice
"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts (or their joint agents where applicable). The property is offered subject to contract and still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee, consultant, member/partner or other representative of Towler Shaw Roberts/Roger Parry & Partners LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."



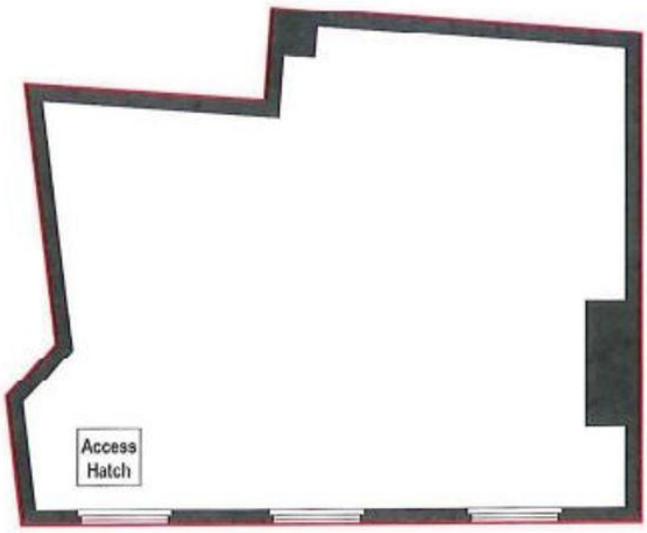
Cellar



Ground Floor



First Floor



Second Floor

For Reference purpose only Scale: Not to Scale

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