



TO LET - PUB / BAR / CLUB  
10 MARDOL HEAD, SHREWSBURY, SY1 1HD



# RENT

■ £24,000 per annum

# KEY POINTS

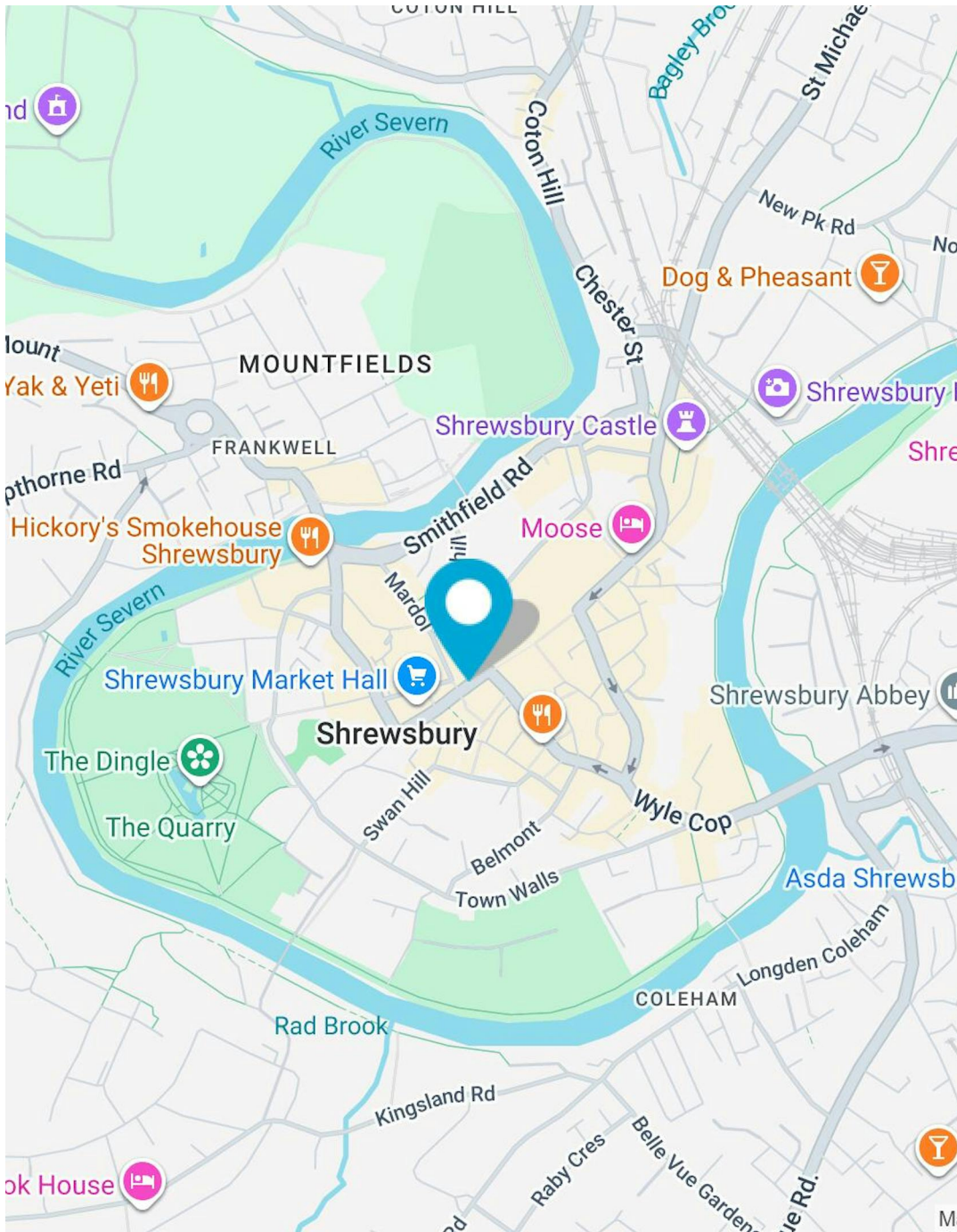
- The property comprises a substantial four-storey bar premises extending to approximately 1,448 sq ft (134.35 sq m) and benefits from an attractive glazed frontage.
- The sale of the lease and the fixtures and fittings offers an excellent opportunity to acquire a fully fitted, turnkey property with significant potential for business growth.
- The premises would suit future uses including retail and hospitality.
- The property occupies a prominent position fronting onto Mardol Head, within the heart of the sought-after town of Shrewsbury. Mardol Head leads directly off the main High Street, forming part of the town's established retail core.
- The accommodation throughout is bright and spacious, and the full potential of the property can only be truly appreciated via an internal inspection.



10 MARDOL HEAD, SHREWSBURY, SY1 1HD  
1,448 SQ FT | £24,000 PER ANNUM

01743 450 700





# LOCATION

The property occupies a prominent position fronting onto Mardol Head, within the heart of the sought-after town of Shrewsbury. Mardol Head leads directly off the main High Street, forming part of the town's established retail core.

The property benefits from close proximity to several public car parks serving the town centre, ensuring convenient access for both shoppers and visitors. Nearby occupiers include French Connection, Go express, Café Nero and Blacks contributing to a strong and diverse retail environment.

Shrewsbury is the County Town of Shropshire and serves as a major administrative, commercial and tourist hub, drawing from a significant catchment population. Set on the River Severn, the town recorded a population of 76,782 at the 2021 census. It lies approximately 48 miles west of Birmingham and around 40 miles south of Chester, with excellent connectivity to the national road network via the A5 and the M54 link road.

# ACCOMMODATION

NAME	SQ FT	SQ M
Basement - Cellar	298	27.69
1st - Toilets	68	6.32
2nd - Attic Space	421	39.11
Ground - Floor	350	32.52
1st - First Floor	311	28.89
Total	1,448	134.53





## DESCRIPTION

The property comprises a substantial four-storey bar premises extending to approximately 1,448 sq ft (134.35 sq m) and benefits from an attractive glazed frontage. The property offers the opportunity to assign the lease for a fully fitted lock-up shop unit, currently trading as The Lantern's Protection and fitted out for its existing licensed leisure use.

Arranged over two trading floors (four storeys in total), the premises currently provides a nostalgic, retro pub atmosphere featuring patterned carpets, feature wallpapers, gaming machines, and classic pub staples such as pool and darts—offering an inviting slice of 90s pub charm on one of Shrewsbury's busiest streets.

The ground floor includes a fully fitted bar with ample seating for 21+ customers. The first floor provides further seating for 15+, together with a dedicated pool and darts area with generous standing space, as well as two toilet cubicles with a shared wash basin. Additional space is provided through a basement and attic floor, currently used for storage but offering scope for potential expansion. The accommodation throughout is bright and spacious, and the full potential of the property can only be truly appreciated via an internal inspection.

The sale offers an excellent opportunity to acquire a fully fitted, turnkey business with significant potential for further growth as it becomes more established. The premises would suit future uses including retail and hospitality.











## TENURE

The property is available by way of an assignment of the existing lease a copy of the same is available from the letting agents upon request. The property is offered subject to the following occupational lease terms:

- Lease Term: 10 years from 16th April 2025. Rent: £24,000 per annum
- Rent Review: At the end of year 5.
- Tenants full Repairing and Insuring Basis.
- 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.

## PLANNING

Prospective purchasers should rely on their own enquiries. The property is understood to fall within the sui generis use class as a licenced drinking premises under the Town and Country Planning (Use Classes) Order 1987 (as amended) and it benefits from a full licence to serve alcohol.

## VIEWING

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

## SERVICES

(Not tested at the time of our inspection.) We understand that mains water, electricity, drainage are connected to the property

## FIXTURES AND FITTINGS

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

## LOCAL AUTHORITY

Shropshire Council  
Guildhall  
Frankwell Quay  
Frankwell  
Shrewsbury  
SY3 8HQ

## PRICE

A price of £5,500 (exclusive) is sought for the fixtures and fittings within the property.

## RENT

£24,000 per annum

## VAT

Applicable

## RATES

We have made online enquiries to the local authority and were advised as follows:  
Rateable Value: £23,750  
Rates Payable: £13,181.25 per annum

## LEGAL COSTS

Ingoing tenant is liable for both parties legal costs

## EPC

B (47)

## CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

SIMON CULLUP-SMITH

01743 450700

simon.cullupsmith@halls.gb.com



**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 over 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 **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 over 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. Generated on 08/12/2025



10 MARDOL HEAD, SHREWSBURY, SY1 1HD

1,448 SQ FT | £24,000 PER ANNUM

01743 450 700

