

Lot 4, 6-7 Mardol Head, Shrewsbury, Shropshire SY1 1PY

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to Lakeland Limited on a new 15 year lease (subject to option in 2036)(2)
- Prominent double fronted retail unit in a prime town centre position
- Located within Shrewsbury's historic retail core
- Approx. commercial area of 615.10 sq m (6,619 sq ft)
- Nearby occupiers include Pret A Manger, Dominos Pizza, Subway, Greggs, Hotel Chocolat, Superdrug & Fat Face

Lot 4
Auction 11th June 2026

Rent £70,000 per Annum Exclusive

Status Available

Sector High Street Retail

Auction Venue Live Streamed Auction

Location

Miles 14 miles west of Telford, 51 miles north-west of Birmingham
Road A5, A49, A458
Rail Shrewsbury railway station
Air Birmingham Airport

Situation

Shrewsbury is an attractive and historic market town, approximately 14 miles west of Telford and 51 miles north-west of Birmingham. The property occupies a prominent High Street position on Mardol, on a well-established retail street, in the heart of Shrewsbury town centre. Mardol Head runs directly onto pedestrianised Pride Hill, Shrewsbury's prime retailing thoroughfare. The property also benefits from being situated a short walk from Shrewsbury Market Hall. Nearby occupiers include Pret A Manger, Dominos Pizza, Subway, Greggs, Hotel Chocolat, Superdrug & Fat Face.

Tenure

Freehold.

Description

The property comprises a double fronted retail unit on the ground floor with ancillary accommodation on the basement and part first floors. The remainder of the first floor and the second floor comprises residential and has been let on a long lease.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement Part first	Retail Ancillary Ancillary	554.70 37.50 22.90	(5,970) (403) (246)	LAKELAND LIMITED (1)	15 years from completion (2)	£70,000	5 yearly upward only rent reviews
Part first Second	Residential 4x Flats	-	-	TUDOR APARTMENTS MANEGEMENT COMPANY (SHREWSBURY) LIMITED	999 years from 24/06/2003	peppercom	-
Total commercial floor area		615.10	(6,619)			£70,000	

(1) Lakeland Limited is a chain of kitchenware stores currently trading from over 55 locations across the UK. For the year ending 31/12/2024 Lakeland Limited reported a Turnover of £133,596,000, a Gross Profit of £66,112,000 and a Total Equity of £40,126,000 (Annual report and financial statements as published at Companies House 20/05/2026).

(2) The lease will commence on completion of the sale and will provides for a tenant option to determine on the 10th anniversary of the term.
N.B. The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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Contacts

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2024