

COOPER
GREEN
POOKS

To Let



58-59 Mardol
Shrewsbury, SY1 1PP

£55,000 pa (exclusive)



Seating Area and Bar



Seating Area at Roushill Entrance



Kitchen

Summary

- Rare opportunity to lease a large restaurant with extensive kitchens and cellars.
- Located on Mardol which is a vibrant and lively street populated by bars, restaurants and cafes. The triangle of Mardol, Claremont Street and Bellstone/Barker Street is fast establishing itself as the hub of Shrewsbury's night-time economy.
- Restaurant/Retail area 2,969 sq ft (275.83 m²).
- Forming part of a Grade II Listed building and in proximity to many of Shrewsbury's timber fronted and jettied buildings attractive to Shrewsbury's tourists.
- Within walking distance to Theatre Severn. Mardol's restaurants are often used for pre and post show dining.
- Close proximity to multiple car parks, on street parking and Shrewsbury's Railway and Bus Stations.
- Nearby occupiers include Pizza Express, House of Yum (Thai restaurant), Rough Draft (bar), Avatar (Nepalese restaurants), Kings Head (hotel and public house), The Shrewsbury Hotel (Wetherspoons), Kanu Poke (vegan restaurant), Ten & Six (cocktail and Champagne bar) and Café Oro (Italian Bistro Café), among a variety of others.

For further information, contact:
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Location:

The property is situated on Mardol close to its junction with Rousehill and Hills Lane in Shrewsbury's historic town centre. Rousehill and Mardol form part of an inner vehicular loop within the town centre ring road with Mardol having the benefit of layby parking which is free after 6pm. Mardol itself exits onto Smithfield Rd which links the Welsh Bridge at one end and the towns Railway and Bus Stations at the other.

This area is quickly establishing itself as the hub of the Town's night time economy with numerous popular bars restaurants and cafes adding to the vibrancy of the area. Restaurants such as the popular Avatar have recently relocated to larger premises opposite their former restaurant on Mardol to accommodate demand and House of Yum have opened a second outlet in the town on Mardol following the popularity of their first restaurant in the award winning Market hall.

Shrewsbury is the County town of Shropshire with a resident urban population of approximately 80,000 people and with a significant catchment extending to mid-Wales of 325,000. The town benefits from excellent transport links with arterial roads leading from the A5 (T) to the M54 motorway and on towards the M6 and the rest of the country's national motorway network. The Town is also located off the A49 Hereford to Cheshire trunk road and at the beginning of the A458 to mid-Wales.

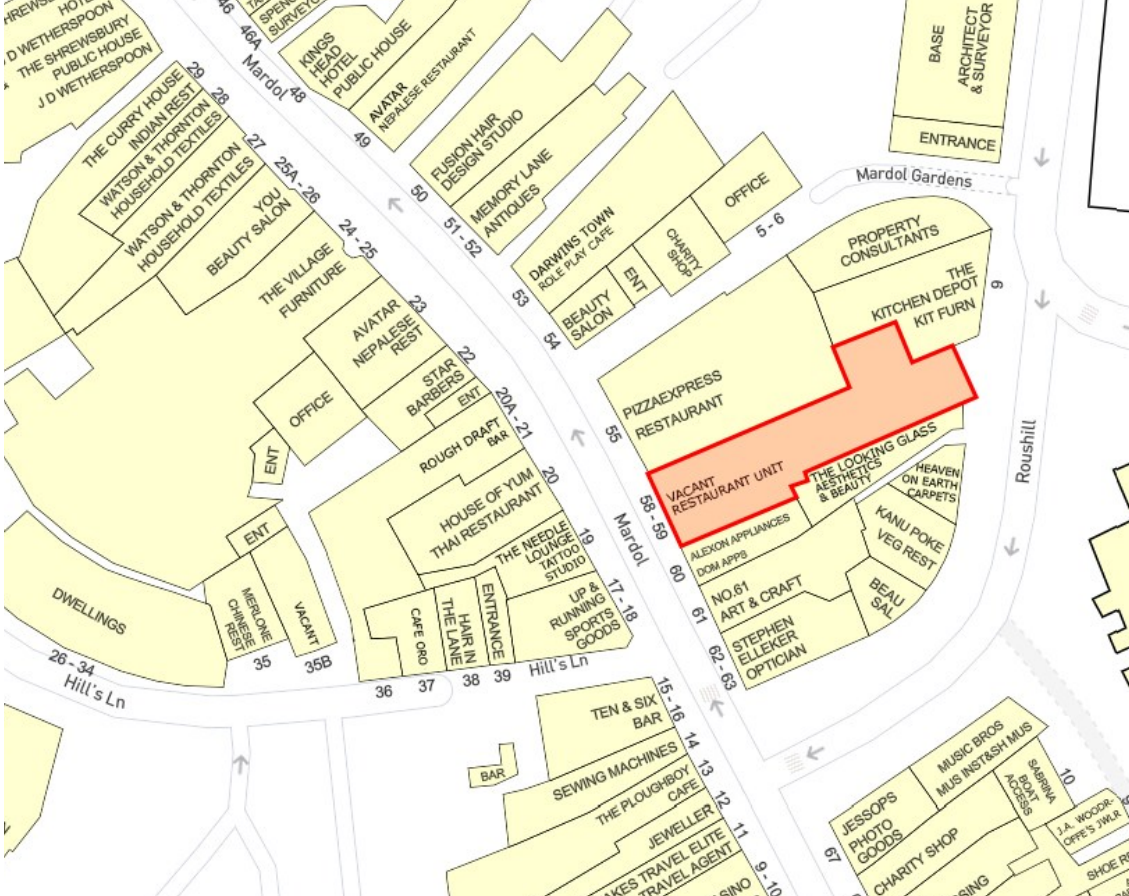
Description:

Externally, 58-59 Mardol forms part of a Grade II listed building consisting of brick elevations under a pitched tile roof. The entrance consists of a wooden framed shop frontage with contemporary glazed double doors and traditional sash windows across the upper floors. The Rousehill elevation consists of a contemporary structure comprising brick elevations with a wide glazed double height frontage with two double glazed doors under a mono-pitch roof.

Internally the unit stretches from its Grade II listed Mardol entrance and seating area with original wooden beams, to an open plan seating area with a large ceiling light and integrated air conditioning units, to the Rousehill Entrance and seating area accessed by a short set of stairs. The restaurant consists of plastered and painted ceilings and walls with rustic wooden paneling to dado height, wood effect flooring and tile throughout, the Mardol entrance through to the bar area has track spotlights and the seating area at the Rousehill entrance benefits from double height ceilings and suspended spotlights.

Off the main seating area is the accessible toilet and kitchen. The kitchen is currently fully fitted and includes a walk in refrigeration room, down a flight of stairs to the lower ground floor is the cellar with a goods access to Rousehill. The Mens and Womens toilets are located on the first floor.

The restaurant has recently been operating as an Italian restaurant, but would be considered suitable for a variety of uses.



Shrewsbury's Town Centre:

In 2025, Shrewsbury was named number one in the Telegraph's list of UK's best High Streets for the second year in a row. Shrewsbury Market Hall has also been voted 'Britain's Favourite Market' for an unprecedented third year running and a record 4th time at the 2025 Great British Market awards. The town is also home to Wyle Cop which is reputedly the longest uninterrupted run of independent traders in the Country.

Given such accolades, it is hardly surprising that Shrewsbury's High Street attracted record footfall numbers in December 2025 with more than £135million spent by visitors to it's town centre shops and businesses, outperforming GB benchmarks.

Additionally, Food and Beverage is Shrewsbury's largest sector, occupying over 28% of the town centre with a spend of over £46.5 million in 2025 - almost twice as much as any other sector.

In the wider context Shropshire's visitor economy as a whole surpassed £1 billion for the first time in 2025, a 10.1% increase from 2024, supported by its 10.66 million visitors.

Tenure

The premises is available to let on a new lease with terms to be agreed.

Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice.
All measurements are approximate and are on a net internal floor area basis).

Floor		Size [sq ft]	Size [m ²]
Basement	Cellar	398	37
Ground Floor	Mardol Entrance through to Roushill Entrance. Including seating areas and Bar.	2,969	275.9
Ground Floor	Kitchen.	449	41.7
Ground Floor	Accessible WC.		
First Floor	Mens and Womens Toilets		
First Floor	Cellar 2	530	49.2
Total		4,346 sq ft	403.8 m ²

Mardol Entrance



58-59 Mardol, Shrewsbury, SY1 1PP

Deposit

A rental deposit may be required at lease completion.

Service Charge:

There is a service charge payable in addition for the maintenance and upkeep of the communal areas and exterior of the property. Further details available from the letting agent.

Services (not checked or tested):

It is understood that all mains services are connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Planning:

The premises are understood to have an existing permitted use for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own enquiries with the Local Planning Authority. The premises are also situated within the Shrewsbury Town Centre Conservation Area.

VAT:

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected to charge VAT on the rent.

References

The Landlord reserves the right to seek satisfactory Tenant and financial references.

Anti-money Laundering and Identity Verification:

In line with UK anti-money laundering regulations, two form of ID will be required to verify identities and confirm sources of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Costs:

Each party is to pay their own costs incurred in this transaction.

Fixtures and Fittings:

All items usually classed as Tenant’s fixtures and fittings, and not mentioned in these particulars are excluded from the letting.

Rateable Value: £32,500
1st April 2026

Energy Performance Rating: E 102

Local Authority:
Shropshire Council 03456 789 000
The Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ



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