

Rodington - The Bull, Pelham Street, Shropshire SY4 4QS  
Free-of-Tie Public House to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Rodington - The Bull, Pelham Street, Shropshire SY4 4QS

## Free-of-Tie Public House to Rent



### Property Features:

- Comprises large public house with car park
- Includes 3-bedroom residential accommodation above
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Situated on the famous Shropshire Way with numerous cycle routes, as well as local amenities including a church, yoga studio and village hall.



### Property Description:

Comprises large ground floor public house & restaurant with bar area and c.80 restaurant covers and 3-bedroom staff accommodation above, which can also be used/converted into letting rooms. The property benefits from a car park to the side and provides the following accommodation and dimensions:

Ground Floor: Bar & restaurant, kitchen, storage, wc`s

First Floor: 3-bedroom residential accommodation

Total GIA: 400 sq m (4,305 sq ft)



# Rodington - The Bull, Pelham Street, Shropshire SY4 4QS

## Free-of-Tie Public House to Rent



### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £530 + VAT\* per week (PCM: £2,296.66 + VAT\*)

Deposit: £6,890 (3 Months)

*\*VAT applicable on 90% of the rent*

### Rateable Value:

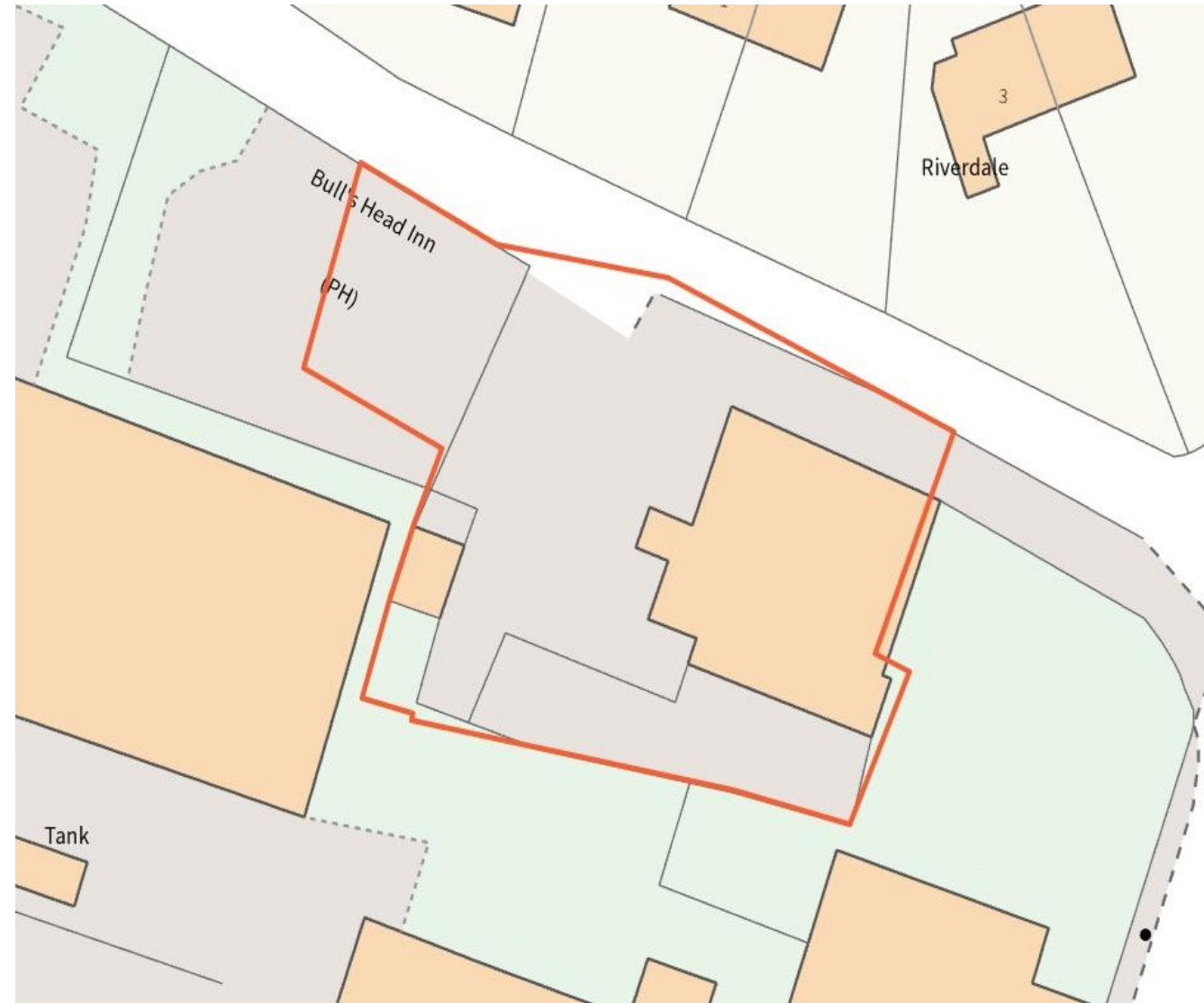
Rateable Value - £9,500 p.a.

Rates Payable - £0\*

*\*Note - Small business rates relief available (subject to terms)*

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.



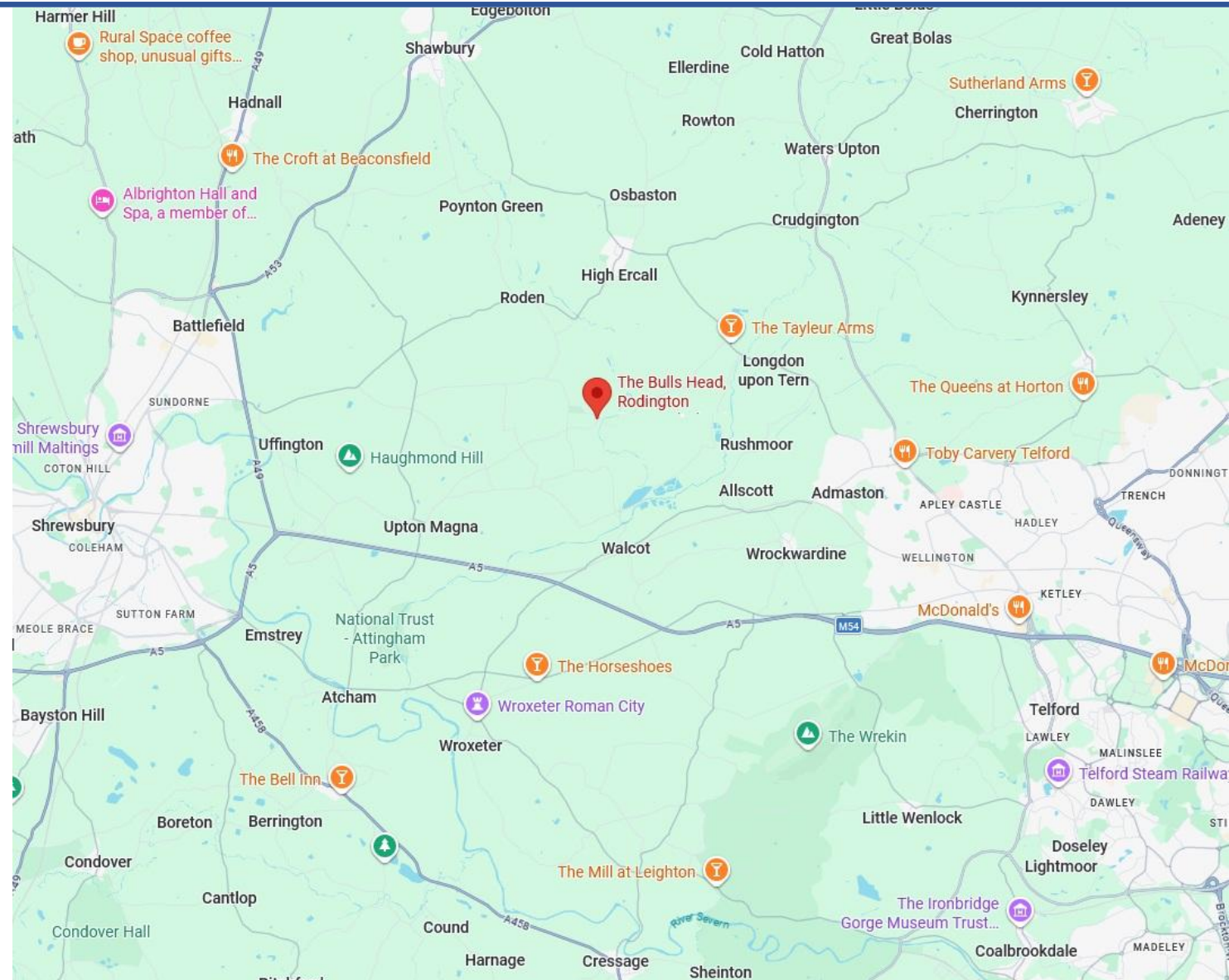
# Rodington - The Bull, Pelham Street, Shropshire SY4 4QS

## Free-of-Tie Public House to Rent



### Location:

The property is situated within the village of Rodington which is ideally located approx. 7 miles east of Shrewsbury and well positioned for easy access to Newport, Telford and good transport links to the M54. Within the village are good local amenities including a church, yoga studio and village hall. With its close proximity to Haughmond Hill, the famous Shropshire Way and numerous cycle routes, it is ideally located for outdoor pursuits.



# Rodington - The Bull, Pelham Street, Shropshire SY4 4QS

## Free-of-Tie Public House to Rent

### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean  
Senior Property Consultant  
M: +44(0)7881 013606  
E: daniel@bluealpine.com



Eric Yi  
Property Consultant  
M: +44(0)7342 484509  
E: eric@bluealpine.com



Sam Georgev  
VP Sales & Lettings  
M: +44(0)7554 557088  
E: sam@bluealpine.com



Callum Dormer  
Sales & Lettings  
M: +44(0)7766 753302  
E: callum@bluealpine.com

### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.



**BLUE ALPINE**

PROPERTY CONSULTANTS