



WREKIN VIEW, DAWLEY BANK

TELFORD, TF4 2JH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Wrekin View is located in Dawley a small town in the borough of Telford and Wrekin. The site overlooks the Wrekin, a hill located five miles west of Telford on the border between Shropshire and Telford. Dawley is located near several major roads, including the A442 and A5, providing connections to nearby towns and cities such as Telford and Shrewsbury. A Local Co-Operative Store has been built and shares the site's car park. The site is prominently located on Milners Lane, has a large car park for approximately 15-20 cars, and extensive trading areas.

Pub Layout

There is a large bar area where traditional pub games are located and there is an open dining area on a lower level with a capacity for 50+ depending on layout. The back of house areas consists of a catering kitchen, food preparation areas, walk-in fridges, beer cellar, staff toilet, and an office leading to the upstairs accommodation. Plans have been put in place to do a refurbishment at the Wrekin View with the right tenant in place.

TRADING STYLE

The Wrekin View is a fantastic community pub with food. It has an amazing reputation for its great value food offer, breakfasts or coffee and cakes alongside the full menu available. This marries the wet side of the business that certainly has the pub at the heart of the community with pool, darts, sky sports, and great entertainment. The area in Lawley is currently undergoing a huge transformation with 5 mainstream builders building until 2027 until the 3500 houses are completed with huge potential for the pub.

ACCOMODATION

Private Accommodation

The private accommodation consists of an extensive first-floor flat that boasts three bedrooms a lounge, a sitting room (possible bedroom 4), a kitchen, and a bathroom.

FINANCIAL

Annual Rent: £30,500

Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £5,000

Stock: £2,000

Fixtures and Fittings: To be confirmed upon valuation – funding options available for the right licensee.

Low Business Rates** Based on the draft rating list for April 2026, this has been estimated using the new Supporting Small Business Scheme (SSBS) limiting rates payable to circa £1000 in 2026/27. Please note this applies only to pubs marked with ** and SSBS may be subject to future changes by HMG.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

We are seeking an experienced and driven operator who has a clear focus on the retail offer they want to put in place that will differentiate the Wrekin View from the rest of the crowd and deliver great food alongside great operating a great community pub.



3+ Private
Bedrooms



Beer Garden



Car Park



Kitchen



Sports Teams