

FOR SALE

ATTRACTIVE VILLAGE PUBLIC HOUSE



PRICE:  
OFFERS IN THE  
REGION OF  
£385,000 (EXCLUSIVE)  
PLUS STOCK AT  
VALUATION

AN ATTRACTIVE VILLAGE PUBLIC HOUSE WITH GENEROUS OUTSIDE SPACE IN THE VILLAGE OF MONTFORD BRIDGE

**THE WINGFIELD ARMS, MONTFORD BRIDGE, SHREWSBURY, SHROPSHIRE, SY4 1EB**

- Generously sized accommodation providing bar and seating for approximately 105 covers
- Five bedroom owners accommodation above
- Generous car park
- All reasonable offers considered

## LOCATION

The property is situated in the attractive village of Montford Bridge, 4 miles west of Shrewsbury town centre. The property is located on the old A5 road through the village. The property is located in close proximity of the national road network with good transport links to Shrewsbury town centre Telford which is approximately 22 miles east and Oswestry 13 miles north.

The surrounding properties are residential along with the caravan park next to the property. There are some properties in the area being used as self-catering holiday accommodation.

## DESCRIPTION

The property provides a part two and part single storey public house. The property is arranged to provide generously sized commercial accommodation which on the ground floor includes a function room, a games room and various dining rooms. The total covers in the dining rooms and the function room are 105. The property also benefits from a commercial kitchen, preparation areas, offices and customer toilets. The property also has a basement cellar.

And the property at first floor level provides sizeable residential accommodation that is currently arranged to provide five bed roomed accommodation.

The property is free of tie.

Externally the property benefits from a covered seating area with a large garden and children's play area. The car park at the rear of the property is a good size.

The public house benefits from the fishing rights of the river Severn to the right of the property.

The property sits in a total site area of approximately 0.57 acres (0.23 hectares)



**BUSINESS**

The business has been run by the existing proprietors for 5 years, It is reluctantly being offered for sale as the proprietors are emigrating for their retirement.

Financial information relating to the business can be made available from the selling agents after the interested party has signed a non-disclosure agreement.

The business is free of tie.

The business is run by the proprietors with some part time assistance, there are no existing employees under TUPE.

**FIXTURES AND FITTINGS**

All fixtures and fittings are included in the sale. A detailed inventory can be made available from the selling agents upon request.

**PLANNING**

Prospective purchasers should make their own enquiries. The property is understood to benefit from planning consent for a public house which is under user class E.

**RATEABLE VALUE**

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2020/21)	£16,750
Rates Payable (2020/21)	£8,224

Rates payable may vary due to Covid, interested parties should make their own enquiries to the local authority.

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## ACCOMMODATION

(All measurements approximate and relate to the Net Internal Areas.)

### GROUND FLOOR

Main Bar area 16.242M X 5.479M

with ladies/gents toilets  
and two offices

Pool Room/ bar area 2 6.781M X 10.609 M

Snug 4.142M X 9.66M (35 covers)

Function Room 7.973M X 12.525M (70 covers)

Preparation Area 6.236M X 2.997M

Freezer Room

Commercial Kitchen 6.157M X 4.292M

### CELLAR

Section 1 2.729M X 6.578M

Section 2 2.288M X 3.844M

### FIRST FLOOR

Landing

Bedroom 1 4.55M X 3.02M (Ensuite)

Bedroom 2 2.856M X 4.426M

Lounge 5.741M X 3.911M

Dining Room 2.63M X 3.367M

Store 2.186M 2.482M

Hallway

Bedroom 3 4.346M X 2.949M

Bedroom 4 3.588M X 4.301M

Lobby 2.099M X 1.892M

Kitchen 2.078M X 2.276M

Bedroom 5 2.431M X 2.243M

plus ensuite 2.215M X 1.142M

### OUTSIDE

Outside covered seating area

Outside Area

Childrens play area

Large car park

**TOTAL SITE AREA**

**0.57 ACRES**

**(0.23 HECTARES)**



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## SERVICES

(Not tested)

Mains water, drainage and electricity are understood to be connected. LPG Gas is available and there is an oil fired central heating system.



## EPC

The EPC rating is E

## VAT

The property is understood not to be elected for VAT



## PRICE

Offer in the region of £385,000 (Exclusive) plus stock at valuation.  
All reasonable offers considered.

## LEGAL COSTS

Each party should be responsible for their own legal costs incurred in documenting this transaction

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate  
Shrewsbury, SY2 6ND

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#### VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact:

**James Evans**

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