

FOR SALE

ATTRACTIVE RECENTLY REFURBISHED
PUBLIC HOUSE



PRICE:

**OFFERS IN THE
REGION OF**

£395,000 (EXCLUSIVE)

AN ATTRACTIVE FREEHOLD VILLAGE PUBLIC HOUSE WITH GENEROUS OUTSIDE SPACE IN THE VILLAGE OF NORTHWOOD NEAR SHREWSBURY

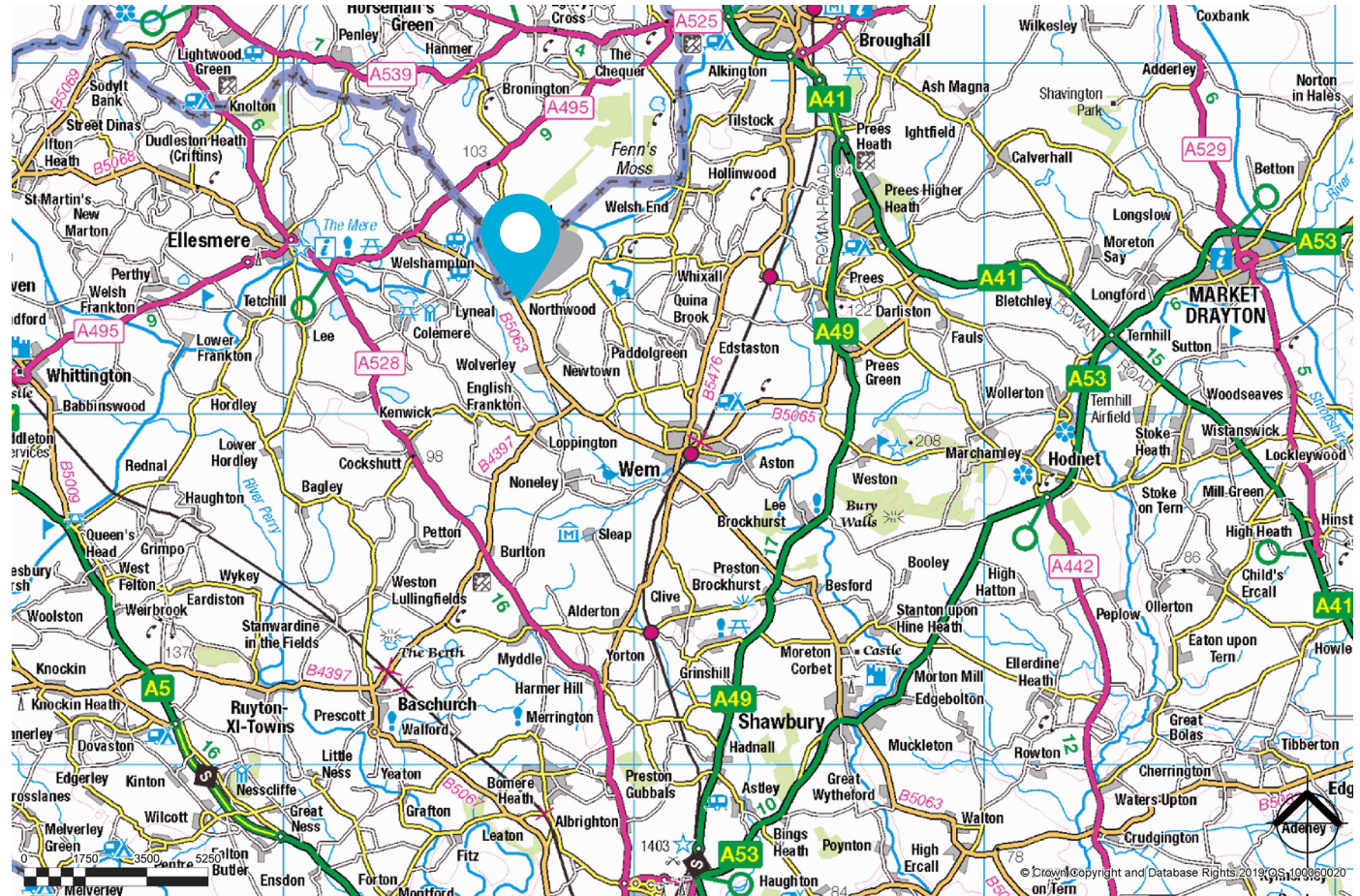
HORSE AND JOCKEY, ELLESMERE ROAD, NORTHWOOD, SHREWSBURY SY4 5NN

- Generously sized accommodation providing bar and seating for approximately 60 covers
- Three bedroom owners accommodation
- Large car park to the rear of the property
- Potential for expansion
- Net Internal Floor Area 220 sq m (2,366 sq ft)
- Suitable for a variety of uses subject to statutory consents

LOCATION

The Horse and Jockey is located on the main road in the rural village of Northwood approximately 4.5 miles north west of Wem and 16 miles north of Shrewsbury. The good road links and the roadside location ensure good levels of passing footfall.

The surrounding properties are predominately residential.





DESCRIPTION

The property provides a part two part single storey public house constructed of brick with both white washed and rendered elevations, having both pitched and flat roofs. To the rear of the business the property benefits from a large car park for 20+ cars and a terrace. The property has recently been refurbished to a high standard with a lounge, snug and restaurant area with the first floor comprising 3 bed owners accommodation.

The restaurant premises provides seating for approximately 60 covers and is free of tie.

The property sits in a total site area of approximately 0.44 acres (0.18 hectares) The car park would suit a variety of alternative uses subject to planning.

FIXTURES AND FITTINGS

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

ACCOMMODATION

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

| | SQ M | SQ FT |
|--------------------------------------|------------|--------------|
| GROUND FLOOR | | |
| Pub | 79.76 | 858 |
| Kitchen and ancillaries | 45.81 | 493 |
| FIRST FLOOR | | |
| Kitchen and Living Area | 34.6 | 372 |
| Bedroom 1 | 22.17 | 239 |
| En suite | 3.77 | 41 |
| Bedroom 2 | 11.55 | 124 |
| Bedroom 3 | 15.56 | 167 |
| En suite | 6.72 | 72 |
| TOTAL NET INTERNAL FLOOR AREA | 220 | 2,366 |

SERVICES

(Not tested)

Mains water, electric and drainage are connected to the property.

There is also an oil tank serving a boiler for heating.



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PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from planning consent for a Sui Generis. There may be an opportunity for development on the rear car park subject to planning.

Interested parties should rely on their own enquiries.

RATEABLE VALUE/COUNCIL TAX

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

| | |
|--------------------------|---------|
| Rateable Value (2022/23) | £12,000 |
| Rates Payable (2022/23) | £5,892 |
| Council Tax Band | A |







EPC

The EPC is in the process of preparation.

VAT

It is understood the property is elected for VAT and therefore VAT is payable on this transaction.

TENURE

The property is offered for sale by a freehold with vacant possession and is held under Title Number SL136696.

PRICE

Offers in the region of £395,000 (Exclusive)

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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FOR ILLUSTRATIVE PURPOSES ONLY

VIEWING

Viewing via the selling agents:

James Evans

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Harriet Shakeshaft

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Commercial Department

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Halls

COMMERCIAL



01743 450 700

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give

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