

FOR SALE

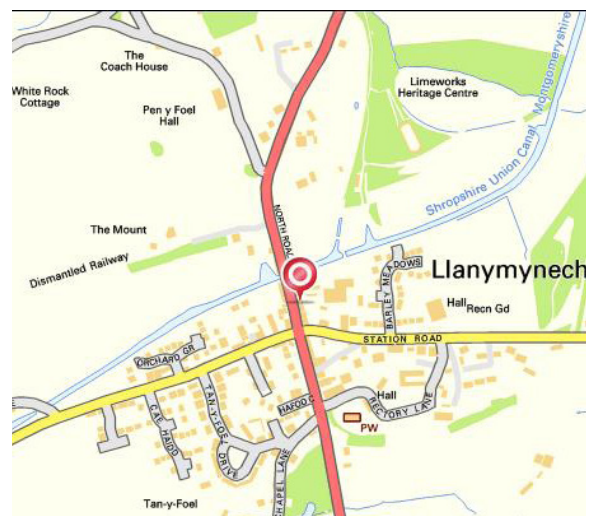
The Cross Keys, North Road,
Llanymynech, Shropshire SY22 6EA

Halls¹⁸¹⁵
COMMERCIAL



PUBLIC HOUSE WITH LETTING ROOMS (FREE OF TIE)

- Prominently located in the village of Llanymynech
- Public house with 6 letting rooms and managers flat that could provide further letting rooms potentially in the future
- Function room
- Flexible accommodation with further potential
- Car Park
- Located in a sought after tourist area



Price: OFFERS IN THE REGION OF £245,000 (Exclusive) plus stock at valuation

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LOCATION

Llanymynech is a village on the border of Powys (Wales) and Shropshire (England). The village is approximately 9 miles north of the Welsh town of Welshpool and 17 miles from the town of Shrewsbury.

The border runs for the most part down the centre of the village's main street, with the eastern half of the village in England and the western half in Wales.

The area is a popular destination for tourists, keen to enjoy the walks along the nearby Offas Dyke Path.

The 2011 census shows the village's population as 3,988

DESCRIPTION

The ground floor offers two distinct trading areas each with their own access from the street. There is a dining area/restaurant which currently provides 15 covers, servery and an exposed brick working fireplace.

The second trading area is a lounge/bar with fixed bench and freestanding seating for 20 covers leading to a games area with pool table and dart board.

To the first floor there is a function room with bar, which can provide an additional 30 covers if set up to cater for traditional table service, and a store room for linen and bedding.

Toilet facilities are accessed from the ground floor trading areas. There is a well equipped kitchen area accessed from the dining room/restaurant. The property also holds a beer cellar.

ACCOMMODATION

The property comprises of a lounge bar, dining area/restaurant area, Games room area and toilets on the ground floor. The property has a beer cellar.

There are six letting rooms arranged over the first and second floors, four of which have en suite facilities.

The accommodation comprises one en suite family room with a double and single bed, three twin rooms (one en suite) and two en suite double bedrooms. On the second floor there is a communal bathroom and toilet facilities for the non-en suite rooms. Further accommodation include a private 2 bed management apartment and a large living room.

The property offers sizeable and flexible accommodation that can only be appreciated by undertaking an inspection of the property. The property is Grade 2 listed. To the rear of the property is a car park.



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PRICE

Offers in the region of £245,000 (Exclusive) plus stock at valuation.

TENURE

The property is offered for sale freehold to include fixtures, fittings and goodwill.

BUSINESS

The business has been run by the vendors for 14 years and is only reluctantly offered for sale due to personal circumstances. The business offers a mix of income from the public house and letting accommodation. At present the property is prominently trading as wet trade with significant potential to expand dry sales.

The property is fully fitted out and supported by a variety of sports teams in the area and an established trade from the letting of accommodation due to the fantastic local walking environment in the local area.

The business is currently run by the vendors with limited part time assistance. The business is free of tie and has significant potential.

Audited accounts relating to the business are available from the selling agents upon request to genuinely interested parties after the signing of a Non Disclosure Agreement.

PLANNING

The property is Grade 2 Listed.

The property is understood to benefit from planning consent for use as a public house with letting accommodation.

LICENCE

The property is understood to benefit from a Full Alcohol Licence.

RATEABLE VALUE

We have made non-verbal enquiries to Shropshire Council and can confirm the following:

Rateable Value (2021/22):	£10,000
Rates Payable (2021/22):	£4,990

The property is potentially eligible for Small Business Rates Relief.

EPC

To order

SERVICES

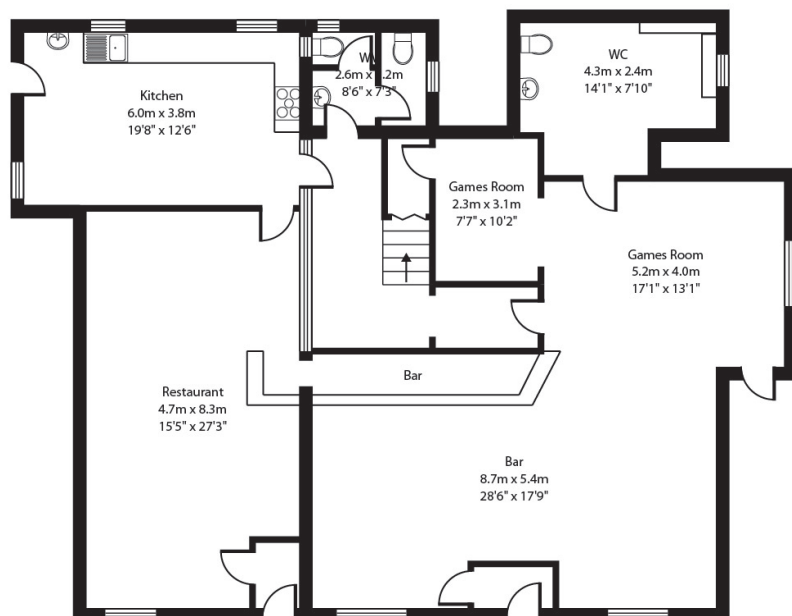
All mains services are understood to be connected to the subject property.



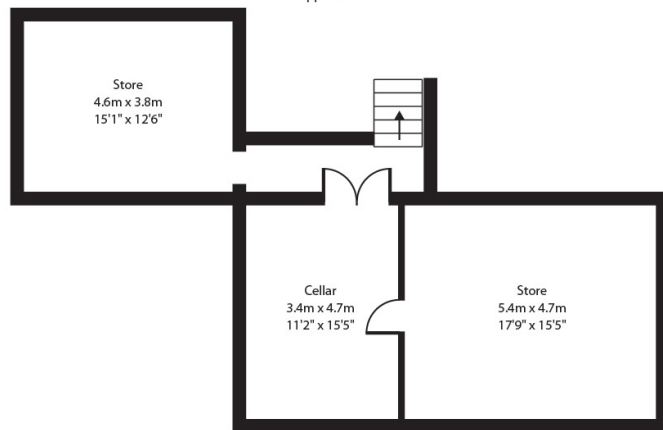
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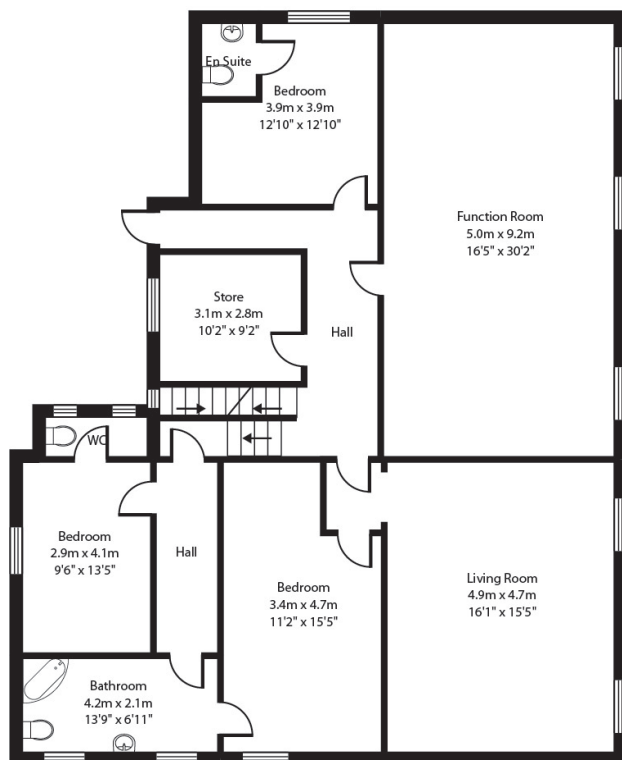
Ground Floor
169.4sqm / 1823.6sqft
Approx.



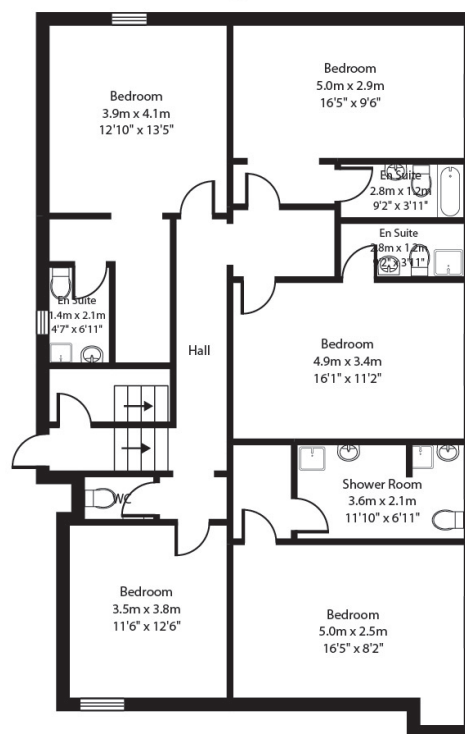
Basement
65.4sqm / 704.2sqft
Approx.



First Floor
164.9sqm / 1775.0sqft
Approx.



Second Floor
130.4sqm / 1403.5sqft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with the sale of the property.

VAT

The property is understood not to be elected for VAT.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND

VIEWING

Strictly by prior arrangement with the selling agents.

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

James Evans

07792 222 028

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Commercial Department

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Halls 1815
COMMERCIAL



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