



FOR SALE - REFURBISHED PUBLIC HOUSE WITH UPPERS AND POTENTIAL FOR OTHER USES (SUBJECT TO STATUTORY CONSENTS)

THE FORMER COACH & HORSES | SHREWSBURY | SHROPSHIRE | SY1 1NF

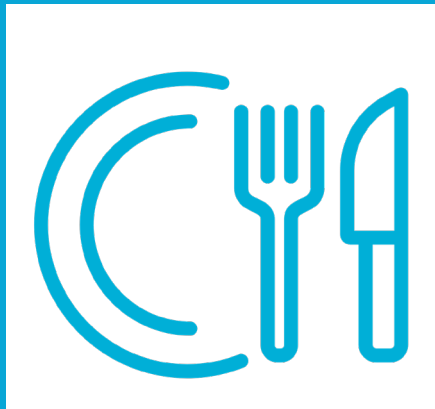


KEY POINTS

2,791

SQ FT

TOTAL NET INTERNAL FLOOR AREA



GENEROUSLY SIZED
ACCOMMODATION ARRANGED OVER
THREE FLOORS PROVIDING A BAR
AND A RESTAURANT AREA WITH
SEATING FOR 50 COVERS

SUITABLE FOR A VARIETY
OF USES, SUBJECT TO
STATUTORY CONSENTS

ALL MEASUREMENTS ARE APPROXIMATE



PRICE

£450,000

OFFERS IN THE REGION OF
(EXCLUSIVE)

James Evans



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Halls

COMMERCIAL

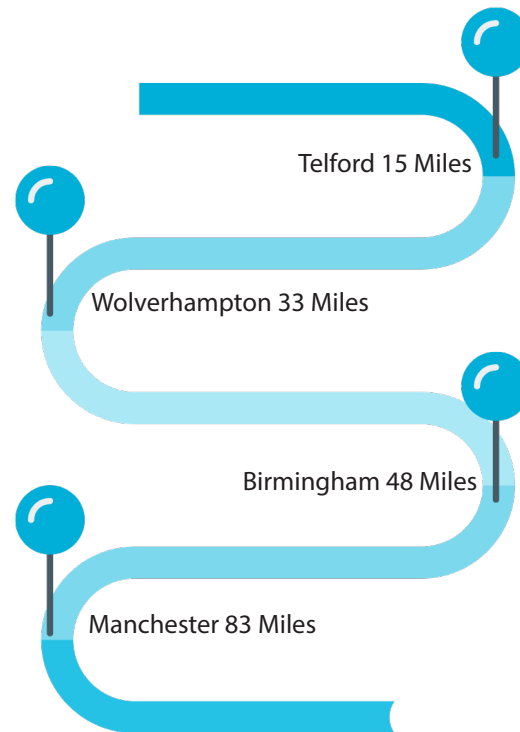
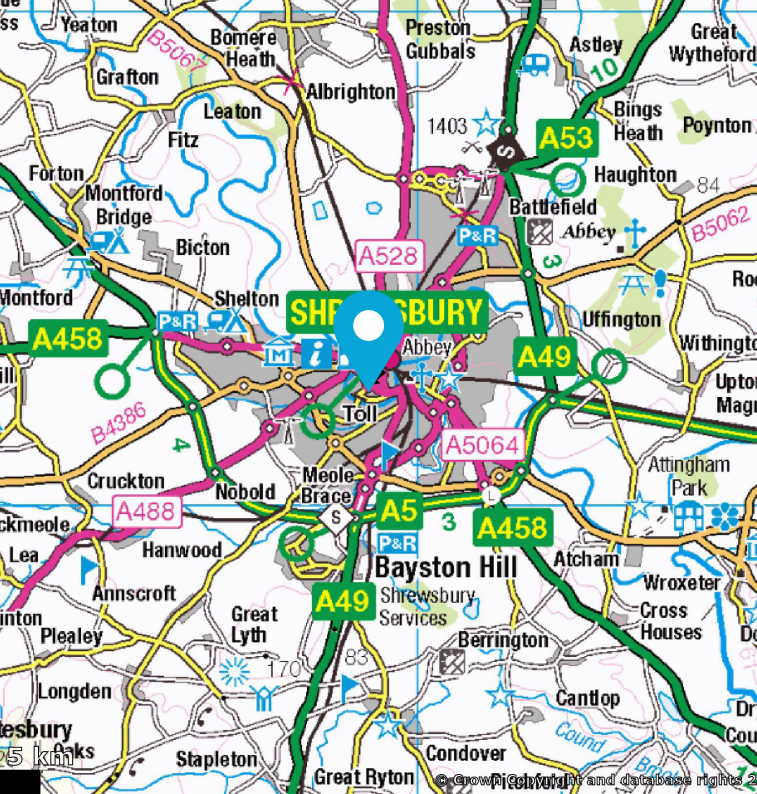
Ellie Studley



07538 912 096



e.studley@halls.gb.com



LOCATION

The property is prominently located at the junction of Swan Hill and Cross Hill in a sought after area of the town centre of Shrewsbury. The property is located in an area of mixed development with surrounding occupiers including Admiral Benbow and Belvoir lettings and residential housing and is located in proximity to all local amenities and within close proximity of The Quarry.

As the county town and administrative centre of Shropshire, Shrewsbury has a borough population of roughly 76,782 (according to the 2021 census), a 5% rise since 2020 and a catchment extending towards Mid Wales of roughly 608,000 people. Strategically situated at the intersection of the A49 from the South of Wales and the A5 trunk road leading to the North of Wales and Telford.



SHREWSBURY
POPULATION

76,800

APPROXIMATELY



what3words
inner.vote.harder



DESCRIPTION

The property comprises of a prominent characterful historic vacant public house with a restaurant area. An inspection of the property is recommended in order to fully understand the potential of the property and its character.

The property is arranged as a part three and part two storey terraced property with a basement area. It is arranged on the ground floor as two bar areas, a good sized restaurant area providing approximately 50 covers and a disabled toilet. To the upper two floors there are a variety of ancillary accommodation with toilet facilities that could be used for residential use or other uses ancillary to the bar/restaurant. There is also an outside terraced area at first floor level included in the property ownership.

The property has a basement area that provides cellarage. The property has been the subject of a variety of improvement works in the last few years including external decoration, external repairs and upgrading of the toilet facilities.

The property has potential for continued use as a public house and restaurant or a variety of alternative uses subject to statutory consents.

The property is of traditional construction and is understood to be Grade 2 listed.

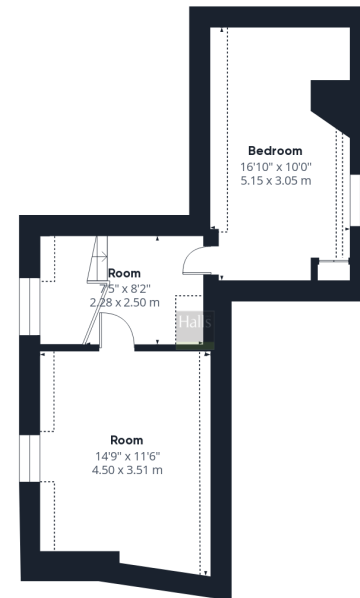
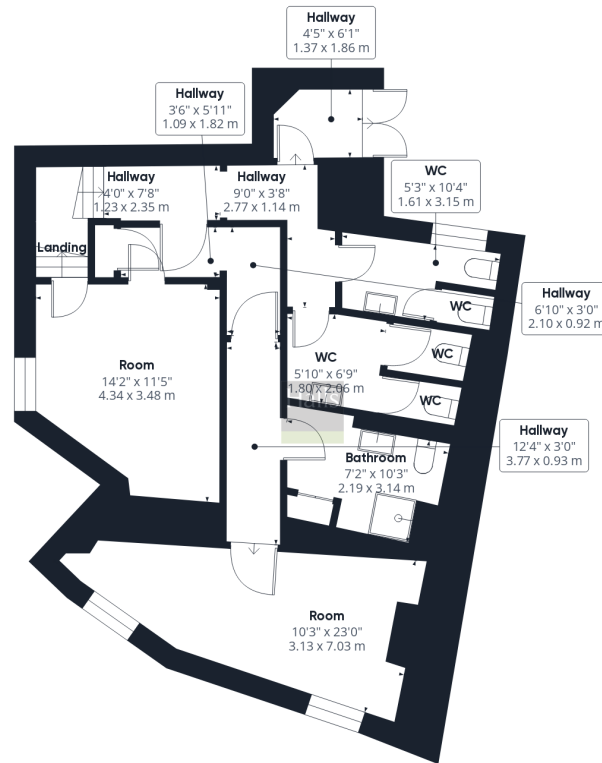
A residential two bedroomed flat is potentially available for purchase subject to negotiation.



ACCOMMODATION

(All measurements are approximate)

Ground Floor	
Bar Area One	370 sq ft (34.37 sq m)
Bar Area Two	895 sq ft (83.16 sq m)
Kitchen and stores	454 sq ft (42.41 sq m)
Disabled Toilet	
First Floor	
Landing Area	
Ladies Toilet	
Gents Toilet	
Lounge	162 sq ft (15.05 sq m)
Internal Landing Area	
Shower Room	
Stores/Potential Kitchen	149 sq ft (13.84 sq m)
Second Floor	
Landing	87 sq ft (8.05 sq m)
Bedroom 1/Stores	165 sq ft (15.34 sq m)
Bedroom 2/Stores	138 sq ft (12.9 sq m)
Outside	
First Floor Terrace Area	



Approximate total area⁽¹⁾

2791.1 ft²
259.3 m²

Reduced headroom

56.71 ft²
5.27 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

PRICE

Offers in the region of £450,000 (Four Hundred & Fifty Thousand Pounds) (exclusive)

RATEABLE VALUE

Rateable Value - £22,200

Rates Payable - £12,122

EPC

C (62)

SERVICES

(Not tested at time of inspection.)

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

PLANNING

The property is understood to benefit from planning consent for use as a public house falling within Use Class Sui Generis.

The property is understood to be Grade 2 listed and located within a conservation area.

TENURE

The property is offered for sale freehold with vacant possession

LEGAL COSTS


Each party to be responsible for their own legal costs.

VAT

The property is understood not to be elected.

LOCAL AUTHORITY

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

 0345 678 9000

 [SHROPSHIRE COUNCIL WEBSITE](https://www.shropshire.gov.uk/)




VIEWING

Strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com



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