

For Sale £349,950

Freehold Affluent Shropshire Village Freehouse with development potential



Horseshoes, Wem Road, Tilstock, Whitchurch, Shrewsbury, SY13 3NR

- Prominently located freehouse in centre of affluent village.
- Two trading rooms, well developed beer patio and 14 space car park
- Large 4 bedroom flat.
- Scope for food trade and for letting bedrooms within former Fire Station.
- Potential to develop plot(s) on beer garden subject to planning

Freehold offers are invited in excess of £349,950 subject to contract and exclusive of VAT where chargeable.

Particulars Updated 21-Sep-2023

Laurel Farm House
Mill Lane
Lower Stonnall
Walsall WS9 9HN

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Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



LOCATION

The Horseshoes is located in the centre of the attractive and affluent Shropshire village of Tilstock within attractive open countryside. Whitchurch lies 2 miles to the north and there are a number of similar well to do villages in the immediate area providing a healthy local catchment. The surrounding area attracts visitors throughout the year and particularly in the summer season. The junction of A41 and A49 lies 2 miles to the west.

DESCRIPTION

The Horseshoes is an attractive detached public house of mainly two storey brick construction beneath pitched slated roofs with similar single storey extensions to the rear. The pub enjoys a well developed and presented beer patio and is served by a 14 space car park and beer garden area. In addition, the property includes the former village Fire Station which has potential to convert to letting units. The site area extends to some 0.332 acres (Source Nimbus Maps).

The operation benefits from its unopposed position and has potential to generate both wet and dry trade from many similar surrounding villages with a strong village "all round" offer, including drive out trade from Whitchurch and Wem, together with tourist uplift in the season.

ACCOMMODATION

Ground Floor:

Main Bar part quarry tile, part carpeted, two wrought iron fireplaces, ceiling timbers, a range of loose and perimeter fixed seating for a total of 25 customers, darts throw, Snug, carpeted with brick fireplace, seating for 12 customers. Ladies and Gentlemen's customer lavatories, trade/domestic kitchen.

First floor:

Kitchen, 4 bedrooms and bathroom.

Basement:

Beer cellar accessible from behind servery with external drop.

Outside:

Beer patio, beer garden adjoining 14 space surfaced car park, side yard for deliveries and external stores.



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GENERAL INFORMATION

Tenure

The property is freehold and will be made available with the benefit of vacant possession.

Services

We are informed that all mains services are connected to the property.

Licences

The property holds a Premises licence permitting the sale of alcohol from 11am to 12 midnight seven days per week.

Town & Country Planning

The Horseshoes is not listed nor in a Conservation Area.

Fixtures & Fittings

All items in the nature of fixtures and fittings are included in the sale with the exception of certain 3rd party items and personal effects of the existing managers within the living accommodation. An inventory will be made available.

Stock in Trade

Stock in trade and unbranded glassware will be taken to at valuation upon completion.

EPC

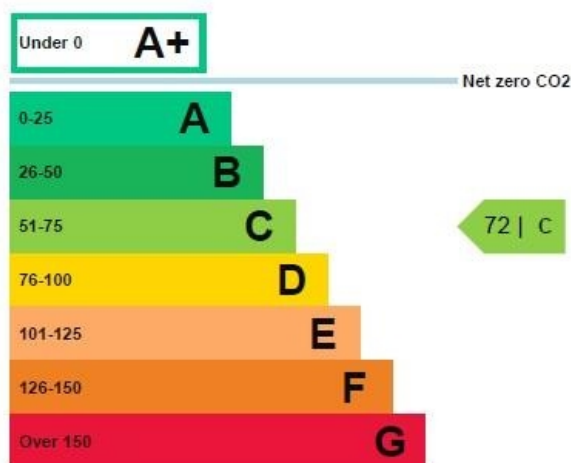
An EPC will be made available to inspect.

ASKING PRICE

Freehold offers are invited in excess of £349,950 subject to contract and exclusive of VAT where chargeable.

Further Information

All interested parties are requested to contact Matthew Phillips for further information or to arrange viewings for the property.

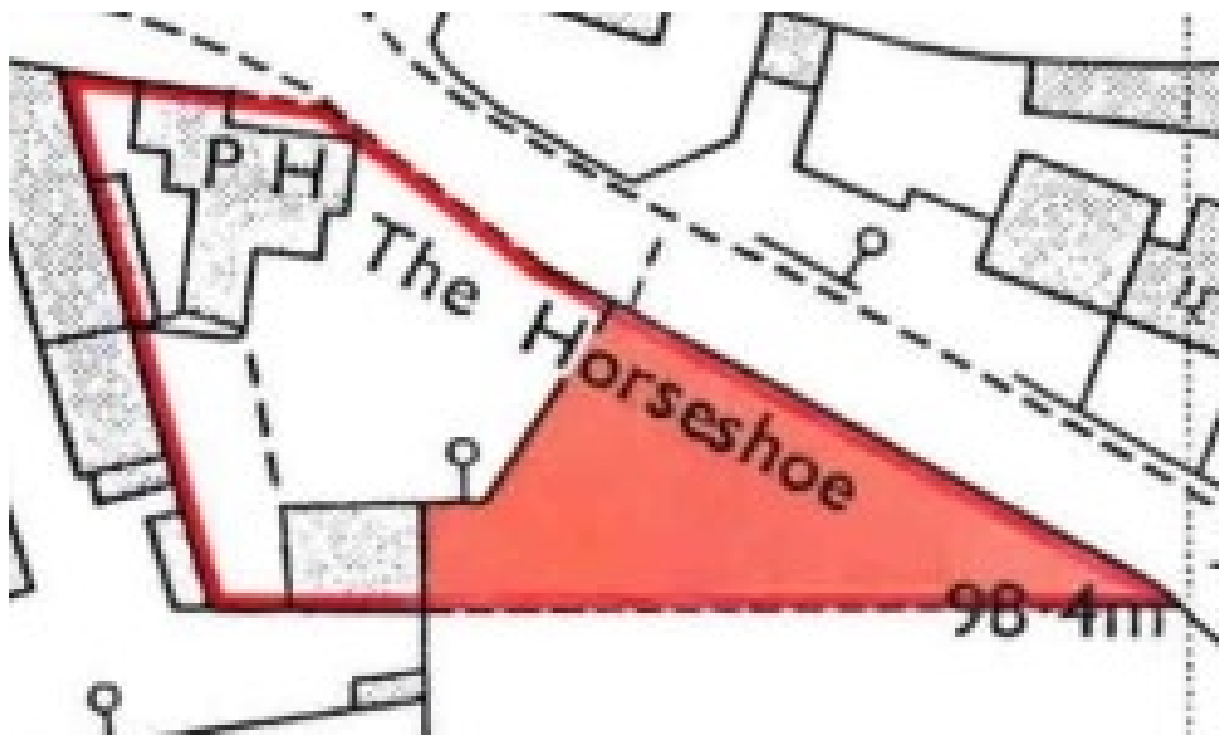


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