

**Well refurbished A Roadside Pub/Restaurant with 9 letting rooms
Freehold asking price £525,000**



**Four Alls, A529 Newport Road, Woodseaves, Market Drayton, Shropshire,
TF9 2AG**

- A Road Pub / Restaurant with 9 letting bedrooms in attractive Shropshire countryside.
- Wealthy catchment to include Market Drayton, Whitchurch, Audlam, Wem, Eccleshall.
- Good access to the surrounding A road network and to the M6.
- Extensive trading areas plus 9 letting bedrooms with potential for 3 additional rooms
- Extensive site of approximately 0.963 acres, including beer garden and car park c 80 cars.

**Freehold asking price £525,000 subject to contract and exclusive of VAT
where chargeable.**

Office 11, Lichfield Business Village,
Staffordshire University Lichfield Centre,
The Friary, Lichfield, Staffordshire,
WS13 6QG

Telephone: 0121 353 2757
Mobile: 07973 837548
Email: matt@matthewphillipssurveyors.co.uk
www.matthewphillipssurveyors.co.uk

Matthew Phillips Surveyors

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LOCATION

The Four Alls is an established successful country pub and coaching inn enjoying an excellent location fronting the A529 on the edge of Woodseaves and conveniently situated within a mile of the busy market town of Market Drayton.

The property lies in a highly desirable area in attractive Shropshire countryside but is also conveniently situated within easy reach of the various trunk roads serving the area particularly the A41, A49 and A51. Furthermore the thriving market towns of Whitchurch, Audlam, Wem and Eccleshall are within a 10 mile radius with access to the M6 and Stoke on Trent approximately 12 miles to the north east. Similarly Shrewsbury, Telford, M54 motorway and Stafford are within 12 miles to the south.

DESCRIPTION

The Four Alls is a highly attractive mainly two storey brick building beneath pitched tiled roofs with similar single storey extensions alongside and with the letting rooms to the rear of the main trading area. The property is served by an attractive beer garden and large recently resurfaced car park with parking for approximately 80 vehicles. In total, the site extends to approximately 0.963 acres.

ACCOMMODATION

Trading areas - The front entrance lobby leads into the open plan lounge bar and restaurant providing seating for approximately 100 customers which is arranged in various seating alcoves includes stained timber servery, part exposed brickwork, feature fireplace and various period ceiling beams. Alongside is a large recently refurbished function/conference room which is licensed for 200 people.

Back of house areas include customer lavatories, together with large well fitted catering kitchen and surface beer cellar.

Letting Bedrooms - A single storey bedroom annexe adjoins the pub/restaurant and comprises 9 letting rooms, 4 of which are doubles, 5 of which are twins, and all include ensuite bathrooms. Two rooms have been converted to a staff flat but can easily be returned to letting rooms. In addition, at first floor level above the main trading areas are 2 staff bedsits and a kitchen/store requiring refurbishment. These rooms could be readily converted to 3 letting rooms.

Living accommodation - At first and second floor level above the main public house/restaurant is a private flat which comprises 3 bedrooms, lounge, kitchen and bathroom.



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GENERAL INFORMATION

Tenure

The property is held freehold and is available with the benefit of vacant possession.

Services

Mains electricity and water are connected to the property. The central heating boiler is oil fired and an LPG supply is used for cooking. Drainage is by way of a septic tank.

Licences

We are informed that the property holds the benefit of a Premises Licence.

Town & Country Planning

We are informed that the property is not listed nor in a Conservation Area.

Fixtures & Fittings

All items in the nature of trade fixtures and fittings are included within the sale with the exception of a limited number of items held on 3rd party agreements. A formal inventory will be attached to the sale contract.

TUPE

All staff will transfer under the TUPE Regulations. A staff schedule will be made available to interested parties.

Stock in Trade

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

Rating Assessment

The Rateable Value is £19500.

EPC

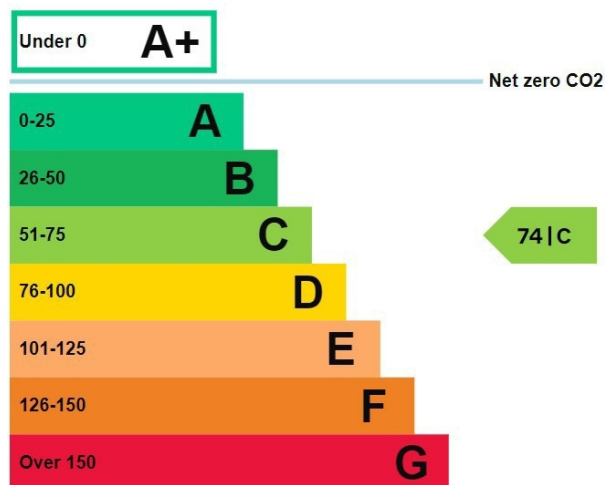
An EPC is available for interested parties to inspect upon application.

ASKING PRICE

Freehold asking price £525,000 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.

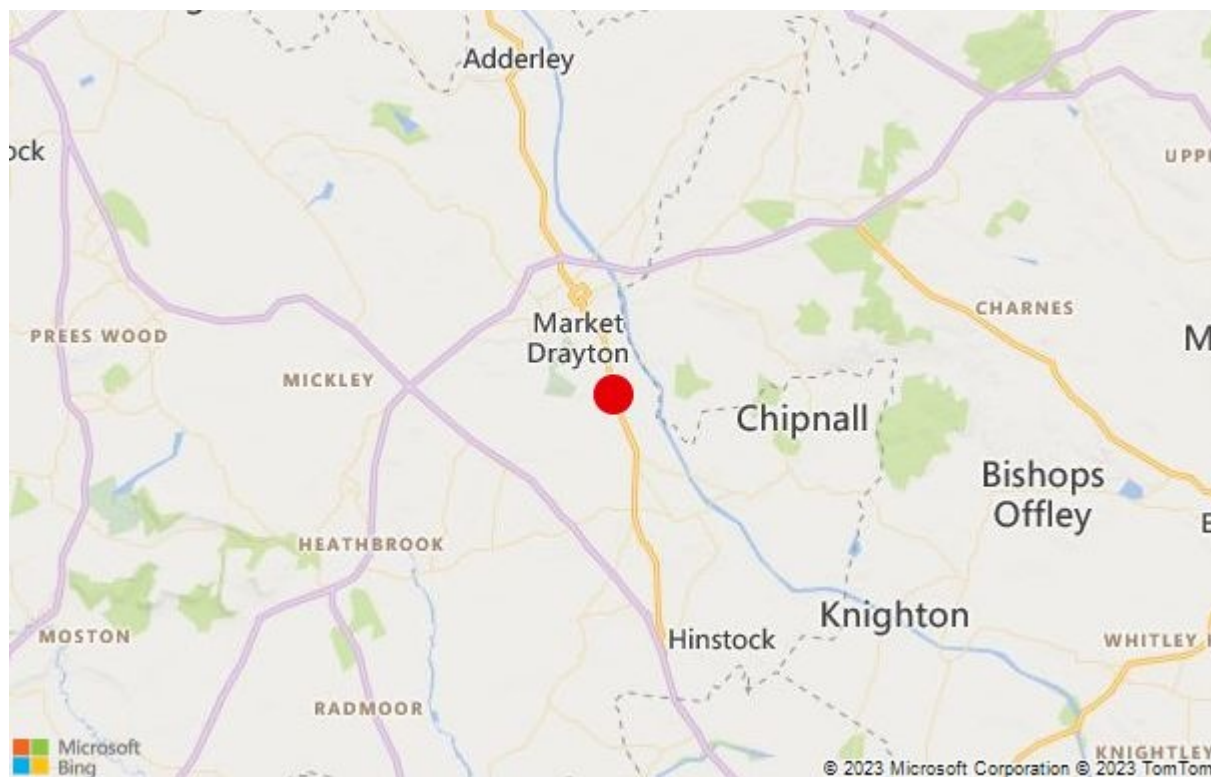


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