

## Landmark Shropshire 15 bedroom Coaching Inn £849,950



### Raven Hotel, 30 Barrow Street, Much Wenlock, Shropshire, TF13 6EN

#### Virtual Tour

- 15 bedroom Coaching Inn in popular Shropshire tourist town
- Includes lounge bar, 28 cover restaurant, attractive central courtyard and large 25 space car park.
- AA 4 star Restaurant with rooms. AA 2 Rosettes for culinary excellence 2022. Undoubted potential for further promotion and marketing.
- Development potential for whole site and for development/ separate sale of Business Hub and Shop.
- Virtual Tours available for the Forge Business Centre and the Farm Shop

**Offers in excess of £849,950 are invited subject to contract and exclusive of VAT where chargeable.**

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## LOCATION

The Raven Hotel lies in a secluded position but just a short walk from the centre of Much Wenlock. The many visitor attractions in the town, which is known for its beautiful and varied architecture are closely including the Wenlock Priory and Guildhall. Much Wenlock is a popular base for exploring Shropshire, with Ironbridge Gorge, the Severn Valley Railway and Benthall Hall all within easy striking distance. Indeed, the town and the County increasingly benefit from all year round visitors and the popularity of the area with walkers and cyclists.

## DESCRIPTION

The 17th Century Coaching Inn which enjoys an imposing frontage to Barrow Street, comprises a number of mainly rendered brick and stone buildings, of single, two and three storey construction beneath a range of pitched tiled roofs, arranged around a well designed central courtyard and with a large 25 space car park to the rear. Adjoining the Hotel and also with a frontage to Barrow Street is The Marketplace, a farm shop and fishmongers specialising in local produce which has developed a following with locals and tourists alike. In addition, to the rear, is a recently developed Business hub, providing 6 commercial units and is capable of conversion to further letting bedrooms or reinstatement as a family home. In total the site area extends to 0.53 acres ( Source Nimbus Maps).

## ACCOMMODATION

The entrance lobby from Barrow Street leads through to the reception and to the lounge bar which is laid out in 2 separate areas, with seating for circa 30 customers and to the 28 cover restaurant. The trading areas feature many original features and timbers, particularly Inglenook style fireplaces and inset wood burners. Adjoining is the large and well fitted catering kitchen, prep, wash up areas and dry stores. Back of house includes customer lavatories, office, general, wines and spirits stores, utility and boiler room are also ground floor. The manager's flat is to the rear. The beer cellar is within the basement.

The letting bedrooms are arranged on the upper floors of the main building and in the mews style extensions arranged around the main courtyard. In total there are 15 letting bedrooms, all with en suite facilities, to include 14 doubles, of which there is 1 Suite and 1 Four poster room, and 1 family room.

The Farm Shop includes a single shop unit with frontage to Barrow Street.

The Business hub, which was originally a 4 bedroom dwelling, has been converted to 6 commercial units and is capable of conversion to further letting bedrooms or reinstatement as a family home.



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## GENERAL INFORMATION

### Tenure

The property is freehold and is offered subject to the monthly licence agreements within the Business Hub.

### Business

The Raven Hotel has traded as a family operated Coaching Inn for over 25 years attracting occupancy for the rooms and food and beverage trade from both commercial and tourist visitors and furthermore the restaurant has secured an excellent reputation with both residents and non residents. However, there are many possibilities to increase revenue, particularly with further marketing and promotion. Accounting information will be made available to bona fide applicants. Click on link to the Hotel website - [www.ravenhotel.com](http://www.ravenhotel.com)

### Services

All main services are connected to the property.

### Licences

The Raven Hotel benefits from a Premises Licence permitting the sale of alcohol from 8am to 2am Monday to Sunday inclusive.

### Town & Country Planning

The Raven Hotel is a Grade II listed building and is within Much Wenlock Conservation Area

### Fixtures & Fittings

The fixtures and fittings are included in the sale with the exception of a limited number of items held on 3rd party agreements. An inventory will be made available.

### Stock in Trade

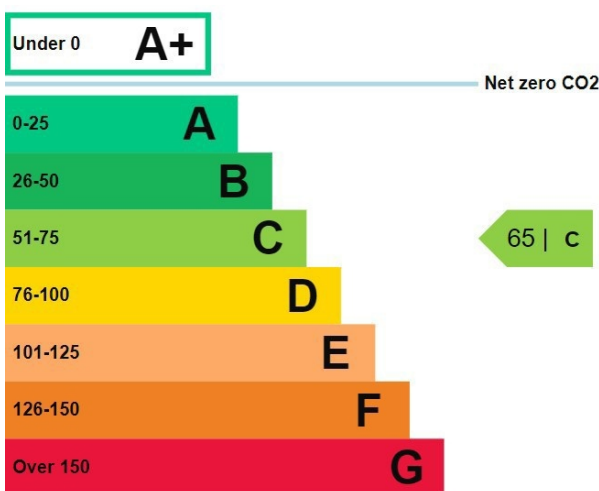
Stock in trade and unbranded glassware will be taken to at completion at valuation.

### Rating Assessment

The Rateable Value of the main hotel is £44,000 which will reduce to £29,000 wef April 2023. The Rateable Value of the Shop is £2225 and will remain so wef April 2023. The RV of the Forge will be confirmed.

## ASKING PRICE

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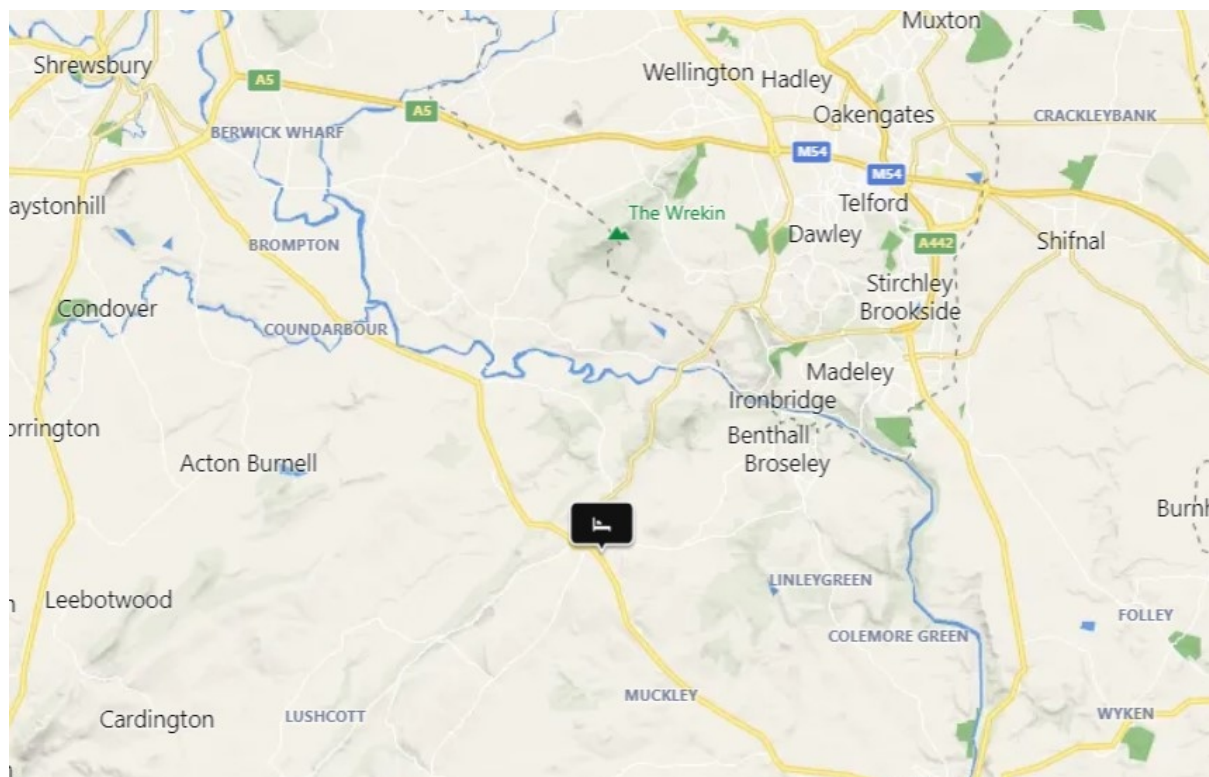


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