



The Plough

Beatrice Street, Oswestry, Shropshire, SY11 1QE

Freehold Town Centre Pub with Development Potential - £199,950.



Key Features

- Substantial handsome building within Oswestry town centre.
- Part of retail and leisure circuit, adjoining Castle, Indoor Market and Council offices.
- Large ground floor trading area and Function room at first floor.
- Substantial first floor flat and Function room would convert to flats with consents.
- Rare town centre 9 space car park

Location

The property is located in the heart of Oswestry town centre at the junction of Beatrice Street and Castle Street. The public house adjoins the main retail area within the town and in addition Oswestry Indoor Market, Castle and Council offices are to the rear within 400 yards. Also to the rear is an established residential area of traditional mainly terraced housing which provides an immediate catchment. Furthermore the business lies on the main evening entertainment circuit adjoining a number of pubs, bars and restaurants.

Description

The Plough is a good looking substantial part 3, part 2 storey brick building with rendered elevations to the upper level and includes similar single storey brick extensions to the rear.

Furthermore there is a small beer patio to the rear of the trading area and a large surfaced and white lined car park for 9 vehicles, which is a rare facility in Oswestry town centre.

Accommodation

Ground Floor

The front entrance lobby on Beatrice Street leads to the open plan trading area with mainly timber flooring, fixed upholstered perimeter seating to the lower main bar area and timber servery. At a slightly raised level to the rear there is a further seating area with dance floor and darts throw which is regularly set up for bands and live entertainment. In total there is seating for some 50 customers. A service corridor provides access to the staircase to the upper floors, the ladies and gentlemen's lavatories and the former catering kitchen, which is now used for storage only.

First Floor

Large function room which is carpeted, includes timber dance floor a dispense bar and two fireplaces. Living Accommodation: Large domestic kitchen with boiler for the whole property, separate lavatory and bathroom, single bedroom/office, double bedroom.

Second Floor

Living Accommodation: Lounge, double bedroom.

Basement

Bottle stores and a beer cellar with barrel drop.

Tenure

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

Services

We are informed that all main services are available to the property.

Licences

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

Town and Country Planning

The property is not listed but lies within the Shropshire Conservation Area.

Fixtures and Fittings

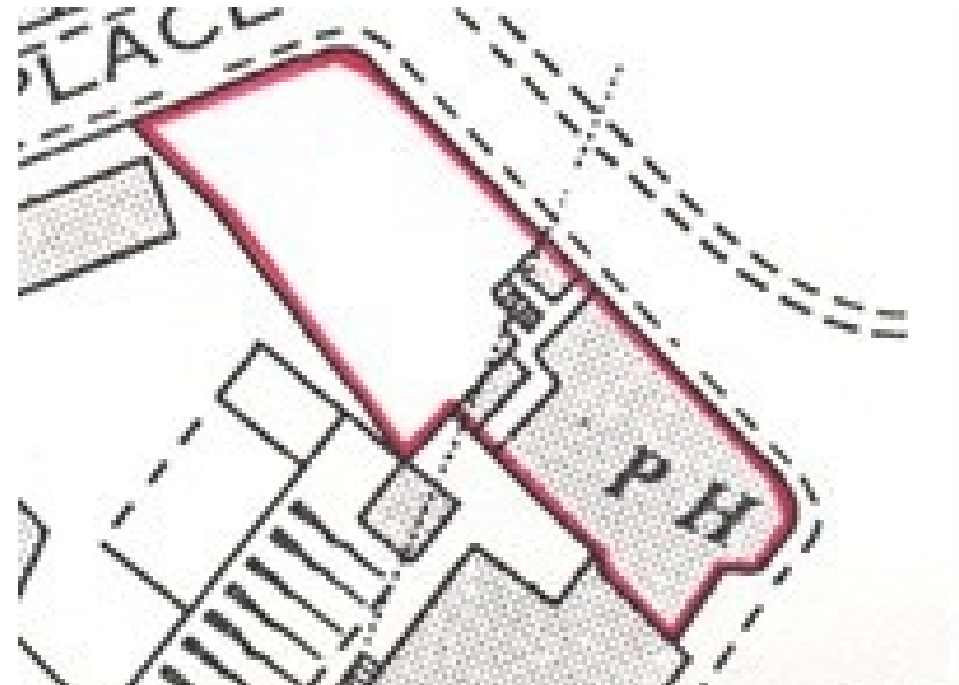
All items in the nature of fixtures and fittings, furnishings and effects are included in the sale with the exception of a minor number of items held on third party agreements and certain personal effects in the living accommodation.

TUPE

All staff employed at the property are to transfer to the buyer on completion. A staff schedule will be made available.

Stock in Trade

Stock and unbranded glassware are to be purchased at completion upon valuation.

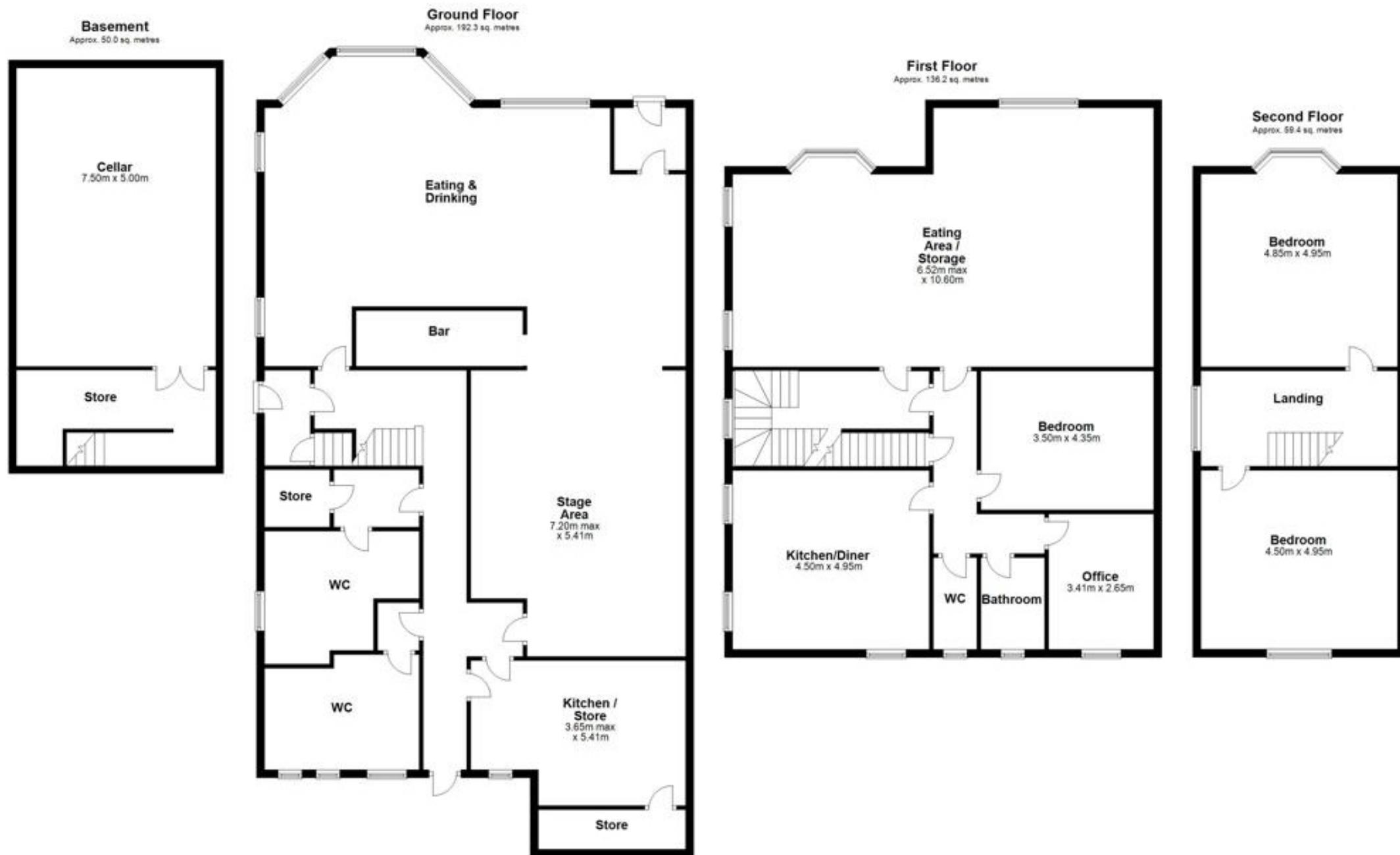




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Business Rates

The rateable value of the property is £3,800 with effect from April 2023.

EPC

An EPC will be made available to inspect. The property has an EPC rating of Band D.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

0121 353 2757 or matt@matthewphillipssurveyors.co.uk

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