

Sebastians Restaurant with Rooms

45 Willow Street, Oswestry SY11 1AQ



- AA 4 star Restaurant with Rooms
- 8 individual and characterful en-suite letting bedrooms
- Cosy dining space for around 36 with separate seating lounge
- Stunning and spacious 4 bed owners apartment
- Courtyard and private carparking to the rear
- Turnover March 2020 £321,006, EBITDA Circa £97,000

£690,000 - Freehold

Viewing is strictly by appointment through Colliers

Neil Thomson
Hotels Agency
07920 258226
neil.thomson@colliers.com

colliers.com/uk/hotels

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Introduction

Sebastians is an award-winning 17th Century town centre Restaurant with Rooms located in the delightful market town of Oswestry, on the Welsh Shropshire border. There are eight individually furnished en-suite bedrooms, each with its own delightful character, in keeping with the period of this historic building. The main restaurant is cosy and well-proportioned, with seating for around 36 and a separate lounge with seating for 14 set around a wood burner stove. The owners also have the benefit of a fantastic apartment with four bedrooms, a stunning lounge with beamed ceilings and walls, separate dining room and kitchen.

Historic Oswestry began 3000 years ago at Old Oswestry, the iron age hill fort. Since then, the lively market town has grown and is now surrounded by castles and stunning industrial heritage. The Unesco World Heritage site of Pontcysyllte Aqueduct and the heritage steam railway is located a short drive away, with the towns of Llangollen, Chester and Shrewsbury within a 26-mile radius.

The current owners have enjoyed welcoming their guests since 1989, who invariably return for the exceptional hospitality and comfort that is 'The Sebastians Experience'. The fully staffed restaurant is currently trading in the evening, 3 days a week, and therefore offers additional potential to develop a wider range of clientele by opening throughout the week and providing a daytime offering to bolster its already strong

profits, but the current owners have now decided to retire from the business after over 33 successful years.

The Property

Sebastians is set in a mid-terrace property built C1640 of local construction under a slate tiled roof. There is a bedroom annex to the rear of local construction.

Public Areas

From the rear courtyard entrance, the main reception leads into a lounge set around a cosy wood burner stove with seating for 14. The main restaurant dining space is spacious and is set for around 36 covers, with wood flooring and panelling to the walls.

Letting Bedrooms

There are eight en-suite letting bedrooms located in both the main building and to the courtyard annex at the rear. Most have been recently refurbished and offer all modern amenities.

Service areas

The restaurant has a full commercial catering kitchen, with stainless steel appliances, extraction system, washup area, walk in fridge.



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Owners' Accommodation

The owners have the benefit of a stunning 4-bedroom apartment located on the first and second floor. It comprises of a beautiful lounge with beamed ceilings and walls set around an open fireplace. There is a separate dining room, modern shaker style kitchen, 4 bedrooms and new four-piece bathroom. The fourth en-suite bedroom, that due to its configuration, could be used as a ninth letting bedroom if preferred.

Outside

To the rear is a private carpark, and courtyard/seating area for around 14.

Services

All main services are connected. Gas central heating.

Website

www.sebastians-hotel.com

Trade

Profit and loss accounts provided by our clients' accountant shows sales for the period year ended 31st March 2020 - £321,006, with an associated net profit of £61,577 and an adjusted trading profit of around £96,743, after the owners' professional fees, depreciation and motor expenses. Full trading information can be made available to any serious parties after a viewing.

The draft figures for the period year ended 31st March 2022 will show turnover Circa £435,000 following reopening post COVID.

Price

Freehold £690,000 for the freehold complete with goodwill and trade contents (according to inventory) but excluding personal items. Stock at valuation.

Finance

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

Identity Checks

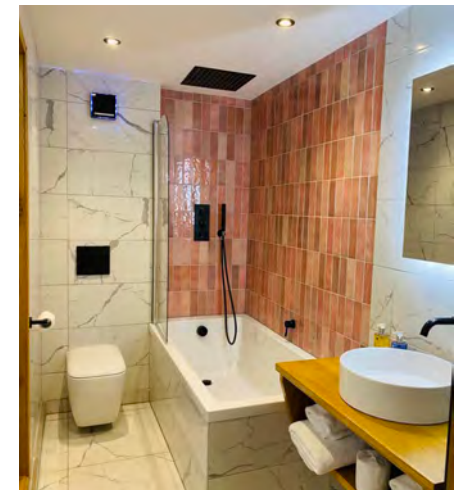
In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



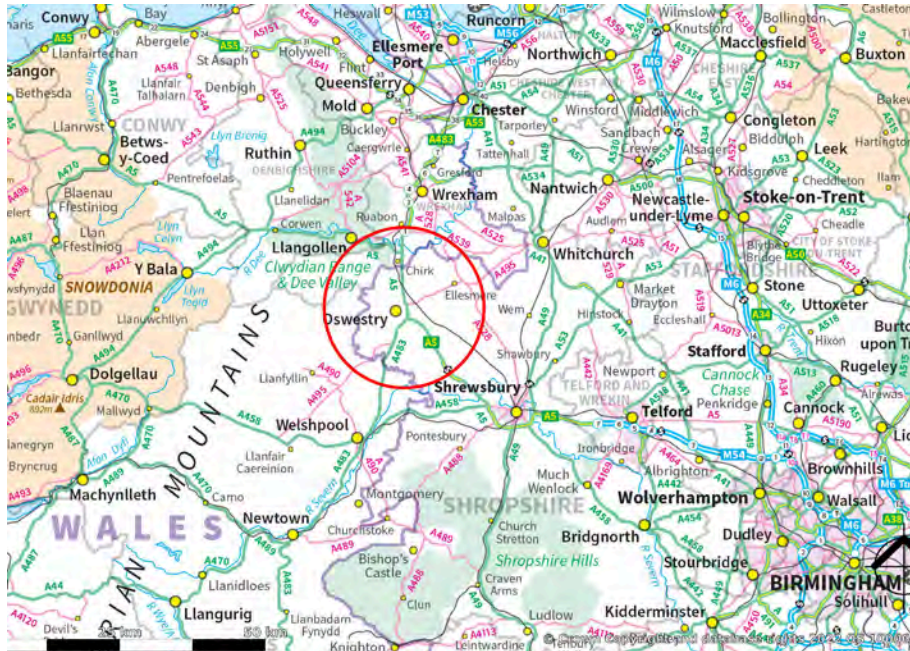
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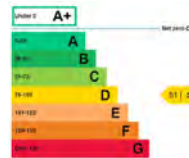


Further Information

For further information or to arrange an inspection of the property, please contact:



Neil Thomson
 07920 258226
 neil.thomson@colliers.com



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