



# Ellesmere Hotel

Ref: 5842785

High Street, Ellesmere, Shropshire, SY12 0ES

Freehold: £1,495,000

Town Centre Location

20 Ensuite Letting Rooms

Bar, Function Room & Restaurant

Historic & Characterful Hotel

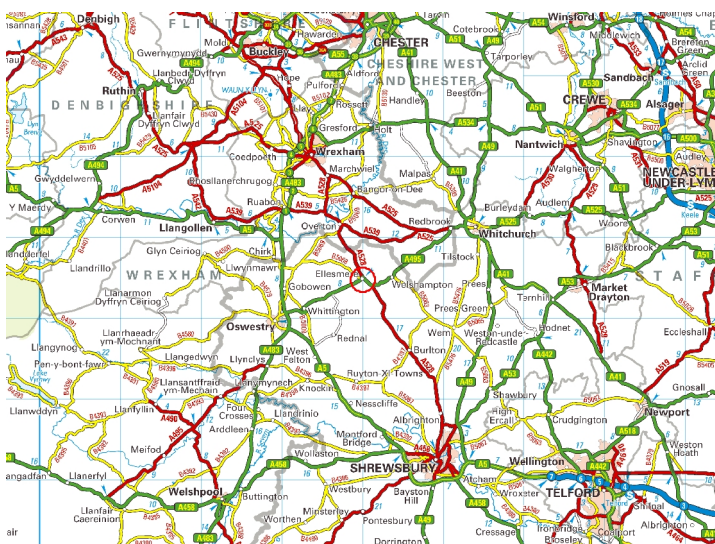
Further Scope to Increase Trade

Genuine Retirement Sale. Energy Rating B



Originating from the c.16th, Ellesmere Hotel has seen its fair share of history. Situated in the heart of this delightful 'mereside' town, it's a prominent and historical building. Partially Grade II listed, it has an abundance of character features which are noted throughout. It is renowned for being the place where it was agreed that, and funds raised, to start the Ellesmere Canal, a vital transport hub.

The hotel is a Tardis like building of some 12,500sq.ft and offers spacious public areas, bar, restaurant, function rooms and a commercial kitchen on the ground floor, whilst across the first and second floors is the accommodation of twenty ensuite bedrooms, it is a versatile and sizeable offering.



### Location

Ellesmere is a historic market town that takes its name from the Nine Lakes, or meres, around it. It is Shropshire's own mini version of the Lake District, and the largest mere, on the edge of the town, 'The Mere', has been recently re-modelled with The Boathouse, a visitor centre, arboretum, children's play area and a park at Cremorne Gardens.

Ellesmere makes a great base from which to explore the surrounding area. Nearby is Whittington Castle, along with it being within easy driving distance of the popular tourist destinations of Shrewsbury, Llangollen and Chester, as well as the rest of North Wales and, of course, Shropshire.

---

## Ground Floor

You enter the hotel via arched double doors into the large reception area. To the left is the bar, a spacious room laid with wooden flooring and exposed beams, a historic room with ample space for tables and chairs. Across the reception area is the restaurant, again a sizeable and spacious room offering the opportunity for a number of covers, partitioned sliding doors to one end can create a bigger restaurant or smaller more intimate private function rooms as one desires. A further standalone function room is present stemming off from the main restaurant along with a well equipped and modern commercial kitchen. Further on the ground floor is a large cellar and male and female cloakrooms.

---

## Fixtures & Fittings

Fixtures and fittings are included in the freehold sale, however any items that are personal to the owners may be removed. For further clarity on this, please contact the selling agent.





---

### Letting Accommodation

The letting accommodation is spread across the first and second floors, boasting 20 ensuite letting rooms. All rooms are finished to a very high standard with the usual facilities one would expect with TV's, coffee and tea making facilities and Wi Fi throughout.

The bathrooms are of a modern standard and offer a fresh clean feel.



---

### External Details

Externally there is a courtyard garden to the rear which provides ample space for outside dining and drinking. Furthermore, a private car park with space for eight vehicles is present.

---

### Trading Information

Trading information can be obtained from the selling agent.

---

### The Opportunity

Due to retirement, the opportunity has now arisen to purchase this sizeable town centre hotel in a much sought after tourism location. Offering further scope to expand on the trade and business the current owners have created, this historic hotel is a fabulous chance to own a piece of Ellesmere's history and grow the business further.



## Business Rates

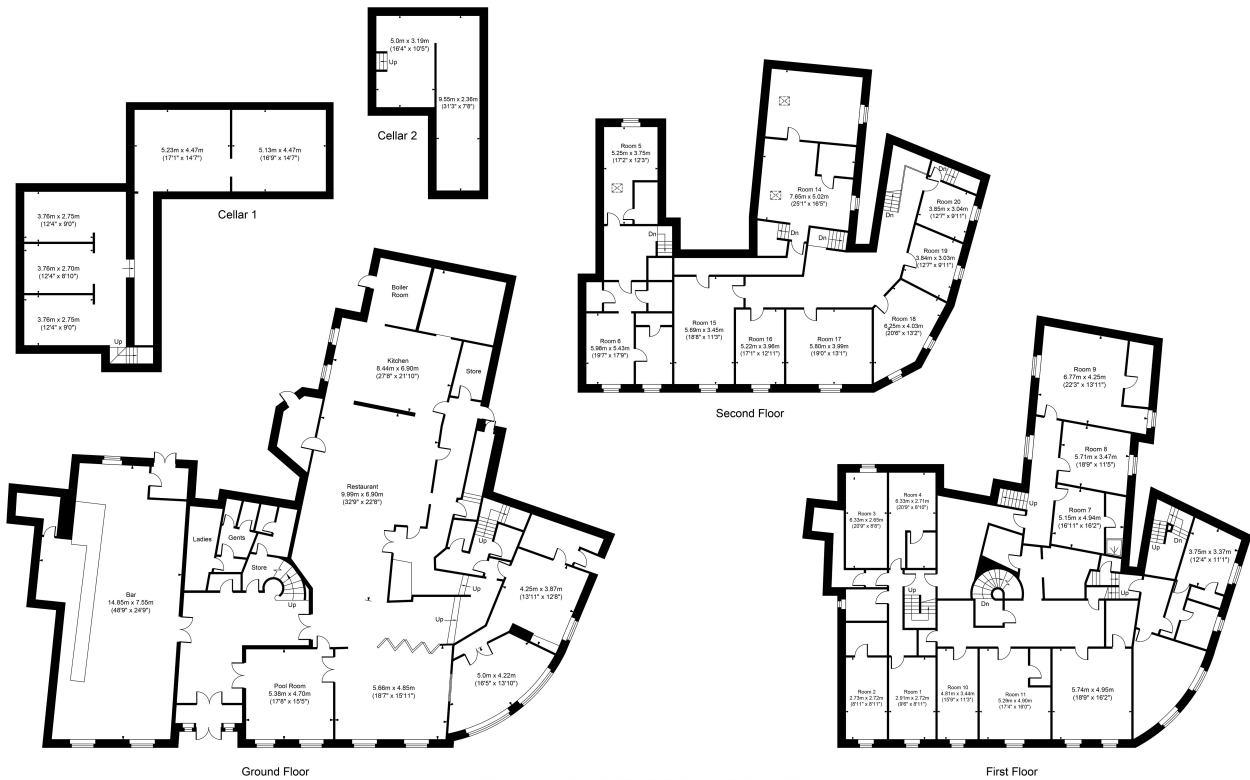
The Rateable Value as of 1 April 2023 is £24,250. Confirmation of actual rates payable can be obtained from the local Authority.

## Regulatory

Premises Licence



Main House Approx. Gross Internal Area:- 1021 sq.m. 11000 sq.ft.  
 Cellar 1 & 2 Approx. Gross Internal Area:- 146 sq.m. 1572 sq.ft.  
 Total Approx. Gross Area:- 1167 sq.m. 12572 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 [Symbol] Denotes restricted head height  
[www.dmlphotography.co.uk](http://www.dmlphotography.co.uk)

---

## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Sam Roberts

Broker

M:+44 7764 241 321

E:sam.roberts@christie.com

Birmingham



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189