



Navigation Inn

Ref. 5652059

Maesbury Marsh, Oswestry, SY10 8JB

Freehold: £450,000

Situated on the 33 mile Montgomery Canal
Restaurant/function room (80), Bar area (30)
Two en suite letting bedrooms
2 bed, 2 bath manager's accommodation
Outdoor seating (50)
Grade II Listed. Energy Rating TBC



Nestled alongside the Montgomery Canal in Shropshire, the Navigation Inn is a warm and charming pub serving homemade food. The Grade II listed property offers a cosy and welcoming atmosphere making it a delightful spot for locals and visitors alike, offering the option to stay over if so desired. The pub often hosts pub quizzes and has a variety of live music, and there is a canal side patio for al fresco dining.

This is a noteworthy opportunity to secure one of only two pubs on the Montgomery Canal in Shropshire, of which the location effortlessly links from Wales to the England- Wales Border.

Location

Maesbury Marsh is a popular rural village situated 2.5 miles from Oswestry in a south easterly direction. The village is well known for its picturesque scenery, its pleasant walks, the canal, and towpaths.

Internal Details

On the ground floor, the main bar is cosy and welcoming, featuring low beamed ceilings, a traditional log fire, and extra seating in a raised area with a piano. There is also a smaller snug bar furnished with old pews. Additionally, there is a spacious dining area with an L-shaped layout and views of the canal, which doubles as a function room for special occasions.

To the first floor there's a comfortable two-bedroom manager's flat, and two en suite letting bedrooms, one of which has its own private lounge, suitable for AirBnB use.



Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

External Details

Externally, the Navigation Inn offers seating for about 50 people, overlooking the Montgomery Canal. This opportunity is unique, as it is one of only two pubs along this waterway, connecting Wales and the England-Wales border.



The Opportunity

This is a fantastic opportunity to take over a well performing pub with rooms that has been with the owners for 20 years. It has a great reputation in the area and offers a true turnkey opportunity. The function room is perfect for birthdays and events, which the restaurant holds a lot of throughout the year, and as a restaurant the remainder of the time.

The pub is closed Monday to Wednesday and trades on reduced hours the rest of the week due to other work commitments so there is the opportunity to increase trading hours.

Staff

The business is currently owner operated with an accompaniment of full and part time staff. Further details can be provided upon request.



Trading Information

Further information is available upon request.

Trading Hours

Monday to Wednesday: Closed

Thursday: 6pm - 10pm

Friday & Saturday: 12pm - 2pm & 6pm - 10pm

Sunday: 12pm - 6pm

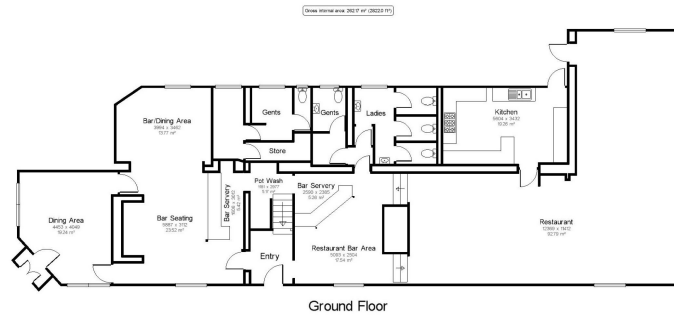
Business Rates

The Rateable Value is £3,400 with effect from April 2023. Our client is currently exempt from paying business rates.

Regulatory

Premises licence.







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:

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