





The Original Ball Maesbury, SY10 8HB
£2,400 Per Calendar Month

The Original Ball is located in the picturesque county of Shropshire, on the outskirts of the market town Oswestry. Being a popular modern country pub being well maintained and upgraded offering great potential.

The Original Ball is an established pub which serves both the local community and passing trade due to its location on the A483 and A5. The public house specialised in a traditional pub food menu, and up till recent months changed to concentrating on private functions and pop-up food vans. The property also features spacious owners accommodation which could also be let on the short term holiday market.



LOCATION

Situated in the scenic Shropshire countryside, combining rural charm with excellent accessibility. It is approximately 4 miles from Oswestry, which offers local amenities and services. The larger town of Shrewsbury is around 20 miles to the southeast and provides historical attractions as well as shopping options. Chester, known for its Roman heritage and vibrant city life, is about 25 miles to the north. Wrexham, a growing town with shopping and transport links, is roughly 12 miles to the northwest.

Mains water, electric and drainage
Furnishings - To be discussed
EPC rating D

INTERNAL

The pub effortlessly blends old-world charm with modern touches. Features a combination of log burners, stone walls, and exposed beams, creating a warm and inviting atmosphere. Offering a good sized bar area and three dining areas, featuring a cosy area with log burner and large room with vaulted ceiling, the third dining area is currently used as a games room or further tables if needed. The restaurant accommodates over 100 diners. The areas can easily be sectioned off to accommodate private functions.

KITCHEN

A well appointed kitchen, in good standard with Gas fired stove with six ring burner, extractor hood above, fridge, stainless steel counters, nonslip flooring, a good selection of commercial catering effects and equipment.

TOILETS

There is a ladies toilet with two cubicles and wash hand basin. The gents has a toilet cubicle with urinal and wash hand basin.

EXTERNAL

Externally there is a large parking area laid to gravel. There are two outdoor seating areas.

FIRST FLOOR ACCOMMODATION

To the first floor there is a four bedroom flat. The current owner has used this as a holiday let income and also short term rental. There is a internal and external access to the flat.

NOTES

Oil central heating
Shropshire county council

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Shropshire

Council Tax Band: A

EPC Rating: B

Tenure:

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.