

1,271.27

BOWEN

PROPERTY SINCE 1862



Asking Price £395,000

5 Bedrooms

3 Bathrooms

1.27 acres (0.5 ha)

The Greyhound Inn, Overton Road, St. Martins,
Oswestry, SY11 3HD

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General Remarks

Bowen are delighted with instructions to offer for sale by private treaty 'The Greyhound Inn' located on the edge of the village of St. Martins on the English/Welsh border. This traditional country pub benefits from three section trade areas along with a trade garden, off road parking and owner accommodation standing in approximately 1.27 acres (0.5 ha) or thereabouts. The property is set over two storeys and is of brick construction with exposed timber frontage under a slate roof.

Location: The Greyhound is located just outside the villages of St Martins and Overton, on the English/Welsh boarder. Both Overton and St Martins offer various retail, recreational & educational facilities while the town of Ellesmere is just a short distance away, providing further local amenities including a supermarket, surgery and the renowned Ellesmere College. The larger towns of Oswestry and Wrexham are within easy commuting distance as is the City of Chester. There are train stations at Gobowen and Wrexham with direct links to Birmingham and Manchester while the surrounding border county countryside provides ideal walking and leisure facilities including the noted Meres at Ellesmere & Shropshire Union canal.



Dining Room: 24' 11" x 12' 10" (7.60m x 3.92m) Loose dining and fixed upholstered seating for 30, brick fireplace with log burner. Is currently used as a private dining area or restaurant overflow.

Bar & Restaurant: 59' 10" x 24' 11" (18.23m x 7.60m)

Bar Area: Open brick fireplace with log burner, loose dining and stool seating for 30, wood laminate flooring and fitted carpet, exposed ceiling beams, wood panelled bar with stained glass top.

Bar: 16' 10" x 9' 1" (5.13m x 2.76m) Altro flooring, refrigeration units and mirrored back wall.

Restaurant: Offering 40 covers.

Hallway: Storeroom. **Separate Customer W. C's:**

Two Section Commercial Kitchen: 28' 10" x 12' 6" (8.79m x 3.82m) Altro flooring throughout, catering appliances including hood canopy, wash and prep areas, in addition a second area featuring a refrigerator and freezer unit, central prep area.

Basement with Cellar: 23' 8" x 11' 8" (7.21m x 3.55m) Storeroom, keg room and beer drop.

Private access to Owner Accommodation with Private Patio and Spacious Lawned Area:

First Floor & Landing Area:

Spacious Lounge: 15' 4" x 13' 11" (4.67m x 4.23m)

Kitchen/Dining Room: 13' 11" x 13' 0" (4.23m x 3.96m)

Study: 13' 10" x 8' 4" (4.21m x 2.53m)

Bedroom 1: 10' 8" x 9' 5" (3.25m x 2.86m)

Second Floor & Landing Area:

Two Single and Two Double Bedrooms:

Outside: Tarmac and pebble car park for approximately 60 vehicles.

To the front is an enclosed pebble trade garden with wooden sheltered area offering seating for 32 picnic style

benches in car park area offering seating for 50. Generous size lawned trade garden which currently accommodates 50 but has scope for 200 plus. Internal trade patio over split levels with flagged and decking area and seating for 50.

Storage and Shed Area:

The Business: The Greyhound has been family run for over 28 years and has an excellent reputation from both locals and those living in the surrounding areas with many holiday homes and parks nearby. Our client currently operates the inn as a lifestyle business on limited hours. The business offers scope for growth by extending current opening hours, extensive marketing and also the potential to develop holiday lets or pods on the sizeable adjacent land, subject to planning permission, for which there is much demand in the area. For further accounting information please request from the agent.

Tenure: We understand the property is freehold with vacant possession upon completion.

NO DIRECT APPROACH TO BE MADE TO THE BUSINESS, VIEWINGS STRICTLY BY APPOINTMENT ONLY. For further information or to arrange a viewing please contact the selling agents Ellesmere office on (01691) 622534.

Licence: A full Premises Licence is held.

Services: We understand the property benefits from mains water and electric, septic tank drainage and bottled Calor gas.

Local Authority: Shropshire Council - The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 678 9000

Rateable Value: as at 1ST April 2023 £12,300

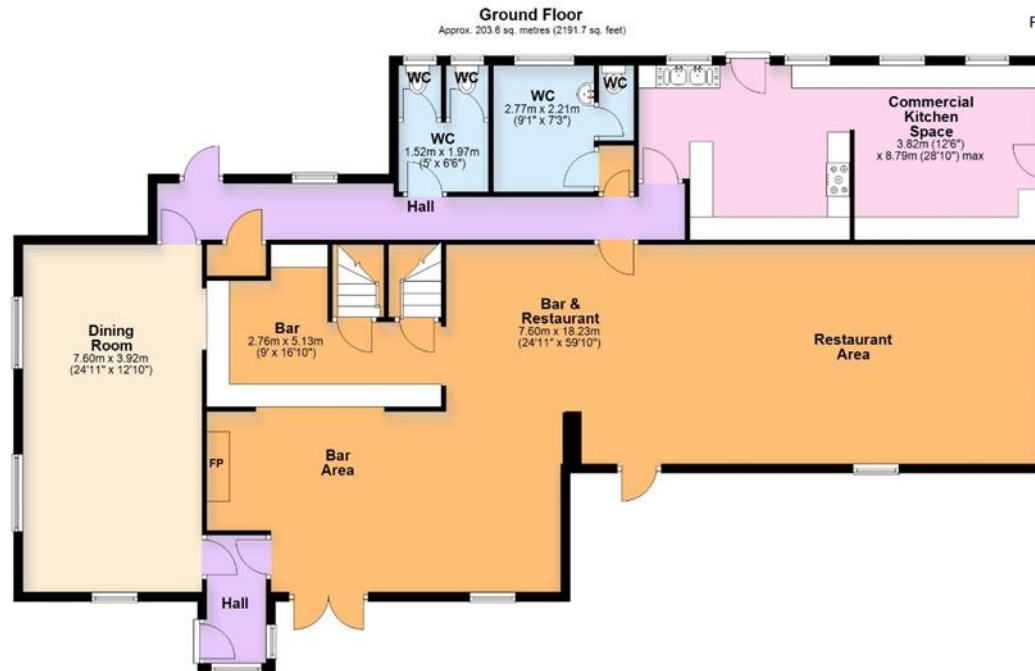
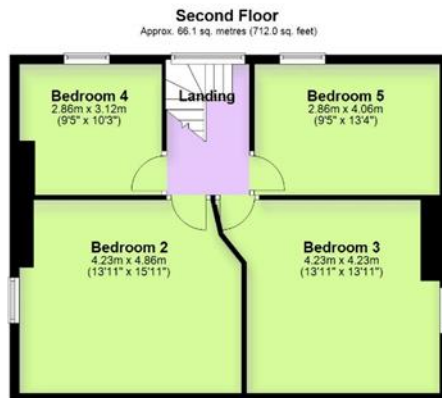
Agent Note: The price includes goodwill and fixtures & fittings. Stock at valuation in addition.

What3Words:///goodbye.custard.gobblers









Total area: approx. 373.8 sq. metres (4023.2 sq. feet)