

FOR SALE

PUBLIC HOUSE
WITH 2 BEDROOMED APARTMENT



PRICE:
OFFERS IN THE
REGION OF £320,000
(EXCLUSIVE)

AN ATTRACTIVE PUBLIC HOUSE WITH 2 BEDROOMED APARTMENT ABOVE IN THE MARKET TOWN OF WEM, SHREWSBURY

[THE FOX INN, HIGH ST, WEM, SHREWSBURY SY4 5TT](#)

- Generously sized accommodation providing bar and seating for approximately 45 covers
- Two bedroomed owners accommodation
- Generous sized car park and outside space
- Suitable for a variety of uses subject to statutory consents
- Available with vacant possession or with the current tenant in situ
- Net Internal Floor Area of 164.1 sq. m (1766 sq. ft) arranged over 2 floors with a basement

LOCATION

The property is situated fronting onto Lower Hill Road (B5063) in the town centre of Wem. Wem is an established market town and administrative centre, where all local amenities are available. Wem is situated approximately 12.3 miles (19.8 km) from the county town of Shrewsbury which provides good road links to Telford, Chester and Birmingham. The property fronts onto Lower Hill Road, which feeds into the High Street, together serving as the main retail destination for Wem. The property is located in a predominantly residential area within close proximity of the town centre.

DESCRIPTION

The property provides a two storey public house with a basement. The property is arranged to provide generously sized commercial accommodation which on the ground floor includes a bar area, restaurant seating areas, a commercial kitchen and customer toilets.

A good sized 2 bedroomed apartment is located on the first floor which has a kitchen, living room and bathroom.

The property is of traditional brick construction with part render and part mock tudor under a slate tiled roof. There is a single storey elevation to the right hand side where the kitchen is located. There is also a detached building at the rear of the site with two stores. The total covers in the pub and dining rooms is approximately 45 covers. The property also benefits from good sized basement area.

The property is free of tie and benefits from a CCTV system. Externally the property benefits from large terrace/ beer garden and substantial car park. The property sits in a total site area of approximately 0.16 acres (0.06 hectares)





ACCOMMODATION

The property provides the current accommodation provides the following accommodation all measurements are approximate and purchasers should rely on their own enquiries.

	MSQ	SQFT
GROUND FLOOR		
Net Internal Floor Area	96.94	1,043
Basement	12.41	134
FIRST FLOOR		
Office	6.53	70.29
Bedroom 1	12.69	137
Bedroom 2	9	99
Living Room	14.64	158
Kitchen	5.7	61
Bathroom	6.19	67
TOTAL	164.1	1,766

SERVICES

(Not tested)

Mains water, gas, drainage and electricity are understood to be connected.

EPC

The EPC rating is C

Expiry: 16th September 2027

Certificate number: 9329-3001-0336-0400-2391

VAT

It is understood the property is not elected for VAT and therefore VAT is not payable on the purchase price.

TENURE

The property is offered for sale by a freehold with vacant possession or with the current tenant in situ.

The property is held under freehold title number SL54294

There is a tenant in situ on flexible terms currently paying £1000 per month

RATEABLE VALUE/COUNCIL TAX

Prospective purchasers to rely on their own enquiries. From our internet enquiries we have found the following that the property has a rateable value as follows.

Rateable Value (2023/24)	£10,900
Rates Payable (2023/24)	£5,439
Council Tax	Band A





PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from planning consent for a pub under the Sui Generis user class and C3 residential.

PRICE

Offers in the region of £320,000 (Exclusive)

FIXTURES AND FITTINGS

All fixtures and fittings sure included in the same. A detailed inventory can be made available from the selling agents upon request.

LEGAL COSTS

Each party should be responsible for their own legal costs incurred in documenting this transaction.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND



VIEWING

Viewing via the selling agents:

James Evans

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