

FOR SALE

ATTRACTIVE PUBLIC HOUSE/HOTEL



**PRICE:
OFFERS IN
THE REGION OF
£345,000
(EXCLUSIVE)**

AN ATTRACTIVE PUBLIC HOUSE/HOTEL WITH GENEROUS OUTSIDE SPACE AND PARKING SUITABLE FOR CONVERSION TO A RESIDENTIAL DWELLING, SUBJECT TO STATUTORY CONSENTS

[POWIS ARMS HOTEL, POOL QUAY, WELSHPOOL, SY21 9JS](#)

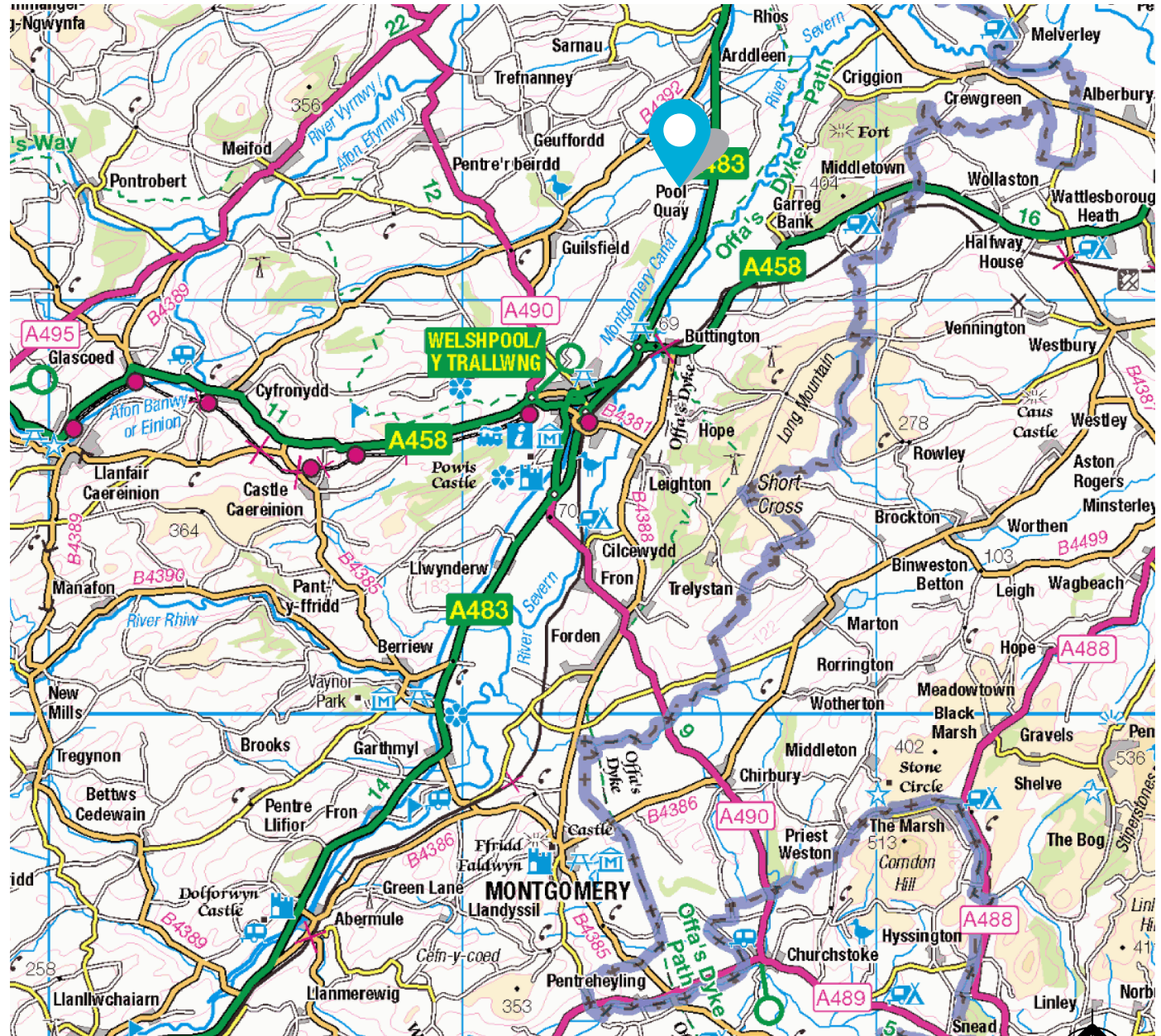
- Generously sized accommodation with a Total Net Internal Floor Area of 276.98 sq m (2,982 sq ft)
- Parking and good size external gardens/ yard area
- Potential for residential conversion, subject to statutory consent

LOCATION

The property is located in the small village of Pool Quay on the main A483 road between Welshpool and Oswestry. Welshpool is the closest town located approximately 3 miles north east of Welshpool, 18 miles west of Shrewsbury and 12 miles south of Oswestry.

The surrounding properties are predominantly residential.

Welshpool is an established market town which also serves as an administrative centre. The town had a population of 6,664 at the 2011 census. It is strategically well located at the intersection of the A458, A483 and the A490.





DESCRIPTION

The property is arranged over 2 floors with a basement and provides a good size pub with various rooms and 5 en suite bedrooms. The property is currently rented out as a public house and hotel and will be sold with vacant possession.

The property has a commercial kitchen and customer bathrooms on the ground floor.

The property is of brick construction with a slate roof and has been rendered. The property is free of tie. Externally the property benefits from a good size beer garden to the front of the property with yard space and parking to the rear. The parking is located on the other side of the road named Abbey Close. The property sits in approximately 0.24 acres (0.09 hectares)

FIXTURES AND FITTINGS

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

ACCOMMODATION

(All measurements approximate)

	MSQ	SQFT
Basement	19.61	211
Ground Floor	149	1,604
First Floor (5 en-suite bedrooms)	108.37	1,167
TOTAL	276.98	2,982

PLANNING

Prospective purchasers are to reply on their own enquiries. We understand the property benefits from A4 Pub use and C1 on the first floor in Wales.

The property would suit a variety of alternative uses to include residential conversion subject to planning. The property is not listed.

RATEABLE VALUE

We have made non-verbal enquiries to the local authority and have been advised as follows:

Rateable Value 2023/24 £2,400

Rates Payable 2023/24 £1,198

However interested parties should make their own enquiries to the local authority.

SERVICES

(Not tested at the time of inspection)

The property benefits from mains electricity, water and drainage. The property had an oil central heating system and benefits from LPG Gas serving the commercial kitchen.

EPC

In the process of preparation

TENURE

The property is available freehold with vacant possession. The property is held under title number CYM359229.



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LEGAL COSTS

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

VAT

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

LOCAL AUTHORITY

Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD15LG
Telephone: 01597 826000

VIEWING

Strictly by prior arrangement with the selling agents.

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Halls

COMMERCIAL

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