



**FOR SALE - PUBLIC HOUSE WITH RESIDENTIAL ACCOMMODATION AND LARGE CAR PARK
THE OLDE JACK INN, CALVERHALL, WHITCHURCH, SHROPSHIRE, SY13 4PA**

KEY POINTS

0.497

ACRES

TOTAL SITE AREA



SUBSTANTIAL
PUBLIC HOUSE/RESTAURANT

5 BEDROOM RESIDENTIAL
ACCOMMODATION WITH
POTENTIAL USE AS
LETTING ROOMS


ALL MEASUREMENTS ARE APPROXIMATE



OFFERS IN THE REGION OF
£700,000


(EXCLUSIVE)
PLUS SAV

James Evans

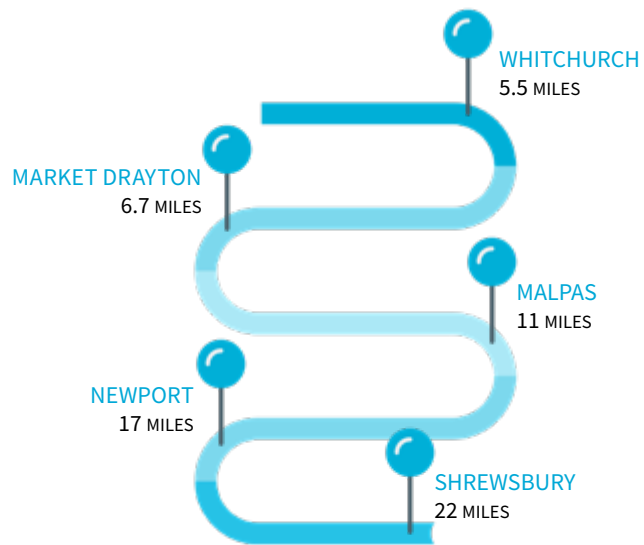
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LOCATION

The property is prominently located in the centre of the sought after village of Calverhall in North Shropshire. The property is located fronting onto the main access road (Bletchley Road) running through the village of Calverhall, which has the majority of local amenities.

Calverhall lies within the civil parish of the neighbouring village of Ightfield, which is located 1 mile away. The village has recently won a countywide community award and named the best village in Shropshire. The village boasts active sports and social groups including cricket, tennis, bowls and a snooker/pool/recreation club as well as a WI, Probus and other groups.

The village benefits from an attractive rural setting but being within easy connectivity of the town of Whitchurch, which is approximately 5.5 miles away. The village is an attractive walking area.

The village is located approximately 5.5 miles south east of the town of Whitchurch, approximately 6.7 miles north west of the town of Market Drayton and 11 miles south east of the town of Malpas.



LARGE CAR PARK



DESCRIPTION

Comprising of a substantial detached part two and part single storey property trading as a profitable free of tie public house with restaurant. The property is only offered for sale due to the retirement of the existing proprietors and viewing is highly recommended.

The Olde Jack Inn is a renowned public house/restaurant was named after a famed historical drinking vessel made of leather with a silver mounted inscribed band around the rim known as “the Jacorra”. The size and potential of the Olde Jack Inn can only be appreciated by undertaking an inspection.

The property is arranged internally on the ground floor to provide characterful spacious accommodation that provides restaurant seating for approximately 160 covers together with an open plan bar area, toilets and a commercial kitchen with preparation area and stores. The first floor provides 5 bedroomed residential accommodation, which can be used as proprietors accommodation or letting rooms.

The property sits in a generously sized plot which includes an attractive outdoor seating area to the front of the property providing seating for approximately 40, a further garden area to the side that can be used for the siting of a marquee or for functions and there is also a large car park.

The property is fully licenced and free of tie and provides the opportunity to acquire a profitable trading business with further potential.

The Total Site Area of approximately 0.497 acres (0.201 hectares).





THE BUSINESS

The property offers the opportunity to acquire an established profitable business that is only being offered for sale due to the retirement of the existing proprietors. The business enjoys an enviable trade supported by wet and dry sales from local and tourist trade. The business trades as a family owned and run country inn serving locally sourced traditional food. The business is currently ran by a husband and wife team with two full time staff and part time staff.

The current opening hours of the business are:

Saturday and Sunday: 12 - 11pm

Monday to Friday: 12 - 3pm and 5.30pm - 11pm

The business is fully licenced and is free of tie. The business had a turnover for the financial year ending March 2023 of approximately £436,500 with a Gross Profit of approximately 65%. Audited accounts relating to the business are available to genuinely interested parties after undertaking an inspection of the property and business.

ACCOMMODATION

All measurements are approximate.

GROUND FLOOR	FEET
Open Plan Bar Area 1	39'6" x 16'4"
Bar Area	19'4" x 26'11"
Snug Area	35'10" x 16'
Seating Area	13'1" x 10'10"
Dining Area 1	34'6" x 17'11"
Dining Area 2	19'5" x 21'5"
Commercial Kitchen	15'3" x 20'6"
Preparation Area	16'2" x 21'2"
Dry Stores	4'5" x 15'5"
Stores	13'9" x 17'10"
Lean-to Stores	22'8" x 5'4"
Male, Female and Disabled WCs	
FIRST FLOOR	
Landing	
Office	7'4" x 12'2"
Sitting Room	13'9" x 17'1"
Bedroom 1	1'9" x 7'6"
Bedroom 2	11'11" x 10'6"
Bedroom 3 with en-suite	13'3" x 14'1"
Bedroom 4	13'1" x 10'9"
Bedroom 5	12'9" x 14'3"
WC	



TENURE

The property is available for sale freehold.

PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from Use Class Sui Generis as a public house.

SERVICES

(Not tested at the time of our inspection)

Mains water, electricity (three phase) and drainage are understood to be connected to the property. The heating is via oil fired central heating and has an LPG supply to the kitchen.

PRICE

Offers in the region of £700,000 (Seven hundred thousand pounds) (Exclusive) plus Stock At Valuation.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

The property is understood to be elected for VAT. Therefore VAT will be payable on the purchase price.

RATES & EPC


We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	EPC
£7,800	£3,892	TBC

RATES

LOCAL AUTHORITY

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


 0345 678 9000


[SHROPSHIRE COUNCIL WEBSITE](#)

VIEWING

Strictly by prior arrangement with the selling agents. For more information or to arrange a viewing, please contact:

Commercial Department

 01743 450 700

 commercialmarketing@hallsgb.com

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