



FOR SALE - PUBLIC HOUSE WITH RESIDENTIAL LETTING ROOMS AND PRIVATE RESIDENTIAL ACCOMMODATION

THE SWAN INN, KNOWLE SANDS, BRIDGNORTH, SHROPSHIRE, WV16 5JL

KEY POINTS

7 ENSUITE
LETTING
ROOMS



PUBLIC HOUSE
WITH LETTING ROOMS

FREE OF TIE
LICENCED
COUNTRY INN

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS OVER

£700,000


(EXCLUSIVE)

James Evans

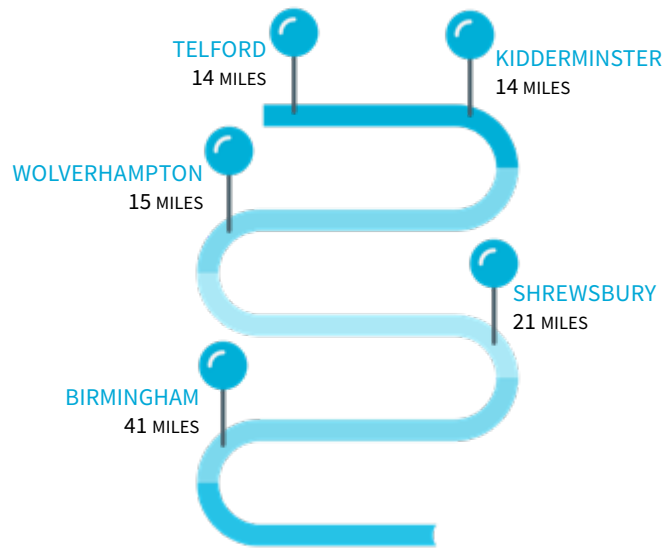
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LOCATION

The property is located in the sought after village of Knowle Sands with lovely views overlooking the River Severn. The property is located approximately 1 mile from the popular market and tourist town of Bridgnorth where all local amenities are available and the town has numerous historic listed buildings.

The property is set back from the B4555 and is located adjacent to a local holiday/caravan park and is located within proximity of a variety of tourist attractions including the Severn Valley Steam Railway and the Ironbridge Gorge. The property enjoys the benefit of a lovely semi rural location but being within easy reach of all local amenities and has a significant catchment population being not too far from the west midlands conurbation.

The property is located approximately 21 miles from the county town of Shrewsbury, approximately 15 miles from the city of Wolverhampton and approximately 9.5 miles from the town of Much Wenlock



12,182
BRIDGNORTH POPULATION

2021 CENSUS





THE SHUG

The

WINE LIST



DESCRIPTION

The property comprises of a substantial detached three storey free of tie licenced public house with restaurant areas and 7 ensuite letting rooms and private proprietors residential accommodation. A viewing is highly recommended to appreciate the size and the potential of the property.

The property is arranged internally on the ground floor to provide spacious accommodation that provides a main reception hallway, bar/snug/dining area (seating for approximately 40 covers), conservatory (seating for approximately 40 covers) with access to the alfresco area on the patio via the bi folding doors, function room (seating for upto 100 covers), commercial kitchen and toilets and stores . The first floor provides 7 ensuite letting bedrooms. The accommodation is arranged as four doubles, one twin and one family room with one bedroom being in use as stores. The second floor provides private proprietors accommodation which comprises of a lounge, bathroom and two/three bedrooms. The property sits in a generously sized plot which includes an outdoor seating area and a car park. The property due to its location and configuration has potential for a variety of alternative uses, subject to any statutory consents.

BUSINESS

The business has in the last year or so been run as residential letting rooms. Some limited business information is available from the selling agents upon request.

The business is fully licenced and is free of tie.



ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway
Bar/Snug/Dining room
Conservatory
Function Room
Commercial Kitchen
Store 1
Male Toilets
Female Toilets
Washing Up Area and Dry Store

FIRST FLOOR

Landing
Bedroom 1 with ensuite shower room
Bedroom 2 with ensuite bathroom
Bedroom 3 with ensuite shower room
Bedroom 4 with ensuite shower room
Bedroom 5 with ensuite shower room
Bedroom 6 with ensuite shower room
Bedroom 7 with ensuite shower room

SECOND FLOOR

Lounge
Bathroom
Bedroom 1
Bedroom 2
Further Reception Room

OUTSIDE

Seating Area
Car Park





TENURE

The property is available for sale freehold.

PLANNING

Prospective tenants should make their own enquiries.

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

The property could lend itself to a variety of alternative uses, subject to statutory consents.

SERVICES

Not tested prospective purchasers are to rely on their own enquiries.

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

PRICE

Offers over £700,000 (Exclusive)

LEGAL COSTS

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

VAT

The property is understood not to be elected for VAT.


Therefore VAT will not be payable on the purchase price.

RATES AND EPC

| RATEABLE VALUE | RATES PAYABLE | ENERGY RATING |
|----------------|---------------|---------------|
| £18,750 | £9,356 | E (119) |
| RATES | | EPC |

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@halls.gb.com

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