



 SAMUEL WOOD



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42 Shrewsbury Road, Craven Arms, Shropshire, SY7 9PY

Offers In The Region Of £385,000







# 42 Shrewsbury Road

Craven Arms, Shropshire, SY7 9PY



- A Turn-Key Business Opportunity
- Near Local Amenities
- Catering Standard Kitchen
- Garage and Parking for 7 Vehicles
- Prime Trading Location
- Open Parkland to Rear with Lovely View
- Well Appointed Two Bedroom Apartment
- Excellent Interior and Exterior Dining Facilities

Samuel Wood is delighted to welcome to the market The Station Café, a well-established and popular local café restaurant. There has been a Café on the site for over 100 years, purchased by our clients' parents in 1996 and have thoroughly enjoyed running the business. This is a turn-key opportunity for a new owner looking to purchase an already existing business, the living accommodation above makes the property a versatile residential and commercial prospect.

The Station Café currently operates 6 days per week with limited opening hours, with high gross profit margins there is scope to increase turnover. The premises boast a large table seating area, well-equipped kitchen with living accommodation over two further floors. Occupying a prime location on the busy A49 road, as the name suggests, the train station is nearby and it is surrounded by residential areas with neighbouring industrial units resulting in trade from the local area as well as walk-ins, tourist, commuters and returning regular customers.

The business dining area and kitchen is located over one floor and can accommodate approximately 30 covers with an outdoor area that can be used for additional seating. Our clients are offering a handover period to ensure the continued success of the business. We feel there is scope to develop the business to increase turnover, flexible options as sole residential personal domestic use, or as investment income from flats subject to planning permission (STPP).

Viewing is strictly by appointment via Samuel Wood, EPC Rating C.



The property is well maintained with bright décor, the business is located on the ground floor with dining area, servery and well equipped kitchen, food storage and food preparation areas. The apartment consists of first and second floor accommodation with access both internally and externally, featuring landing, kitchen / diner, living room, two bedrooms and bathroom (the apartment can either be sub-let or occupied by the owners if so required).

### Entrance 19'9" x 19'4" (6.02m x 5.89m)

Prominently situated access giving way to main café / dining and counter servery, fully fitted with tables and chairs providing circa 30 plus covers. Windows to the front bring in natural light, an opening to the rear of the counter leads to

### Kitchen 14'6" x 10'0" (4.42 x 3.07)

The main kitchen is fully equipped to a catering standard with prep and dish wash area, with heat resistant worktop inset with 2.5 bowl sink and drainer unit, planned space and plumbing for dish washer, space for further appliances with tiled splash areas, vinyl flooring and suspended ceiling providing diffused lighting. An opening leads to

### Utility / Prep Room 14'5" x 8'10" (4.41 x 2.70)

An additional utility, prep room or further dry stock and chill storage room. Having fitted wall units, drawer units, base units with heat resistant work surface inset with stainless steel single bowl sink and drainer. With vinyl flooring, tiled splashbacks, window to rear aspect, door to side and housing the Worcester boiler for central heating.





### First Floor

Accessed from the kitchen a door (which could be secured or blocked off) leads to the rear hall, with an external door to the rear and stairs rise to first floor accommodation.

### Landing

The First floor landing provides access to all first floor rooms, a short corridor leads to airing cupboard and a door to

### Bathroom 8'4" x 5'4" (2.55 x 1.65)

Having a suite comprising of panel bath, vanity unit inset with wash hand basin and cupboard under, light with shaver socket, W.C. and tiled splash areas. With window to side elevation and vinyl flooring.

### First Floor Kitchen 11'9" x 7'10" (3.59 x 2.40)

A fitted kitchen comprising of wall units, base units and drawers with heat resistant work surface inset with stainless steel sink unit with mixer filler. Having a feature decorative fireplace, window to front elevation and vinyl flooring.

### Living Room 14'11" x 10'0" (4.55 x 3.05)

A good size living room with fireplace, fitted carpet, centre ceiling light fan and window to rear elevation overlooking playing fields and far-reaching views. A door leads to staircase to second floor.

### Bedroom 2 11'8" x 10'11" (3.58 x 3.34)

With fitted wardrobes, centre ceiling light fan, picture rail, carpeted flooring and window to front elevation.

### Second Floor

Accessed from the first floor living room, stairs rise to first floor, with cupboards to eave storage into

### Bedroom 1 18'4" x 8'11" (5.60 x 2.73)

A double bedroom with storage to eaves, Velux window, exposed timber ceiling beams and fitted carpet.

### Grounds

The property occupies a fabulous position on the A49 road near the train station and other local businesses, access is given to the front tarmac driveway forming hardstanding for 7 vehicles with access to the garage. A further seating area sits to the front of the property, partly enclosed by low rail fencing. Directly to the rear of the property is a covered storage area with a detached restroom W.C. A gate provides access to the open parklands behind the property with views over the South Shropshire countryside.

### Services at the property

We understand that the property has mains gas connected, mains electricity, mains water and mains drainage. Telephone and Broadband to BT regulations, estimated broadband speeds are standard 20Mbps, superfast 80Mbps. Windows and doors to the main property are double glazed, the shop front is single glazed safety glass.







### Local Authority

Shropshire Council.  
The Shirehall,  
Abbey Foregate,  
Shrewsbury,  
SY2 6ND.  
Tel 0345 6789000

### Council Tax

Band: B

### Tenure

We understand that the tenure is Freehold.

### Viewings

Contact Craven Arms Office on: 01588 672728  
Email: [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)

### Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 | Email: [andy@samuelwood.co.uk](mailto:andy@samuelwood.co.uk)

### Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.

### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services, we may receive fees from them as declared in our Referral Fees Disclosure Form.



### Directions

From the Samuel Wood Branch on Corvedale Road in Craven Arms, continue towards the A49 taking the second exit at the roundabout heading North towards Shrewsbury. After approximately 200m, the Station Café will be on your right hand side.







Station  
CAFE

CAFE

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Ice Cream!  
Sold here!

WALLY'S  
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SOLD HERE

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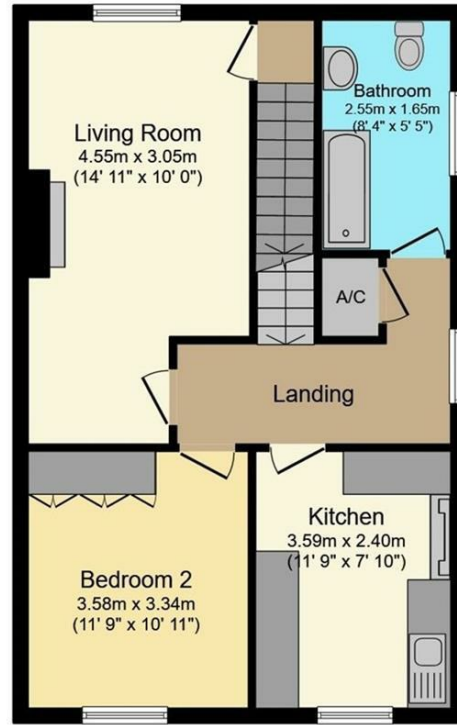




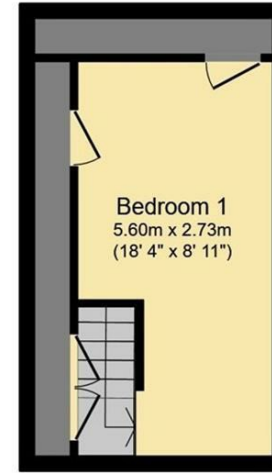
## Floor Plans



**Ground Floor**



**First Floor**



**Second Floor**

 **SAMUEL WOOD**

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND  
Tel: 01588 672728 | [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)