

# TO LET (MAY SELL)

## PROMINENT PUBLIC HOUSE OPPORTUNITY

HORSESHOE INN, ROMAN ROAD, UCKINGTON, SHREWSBURY, SHROPSHIRE, SY4 4UL



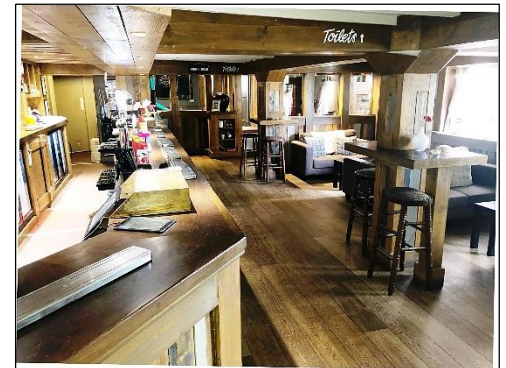
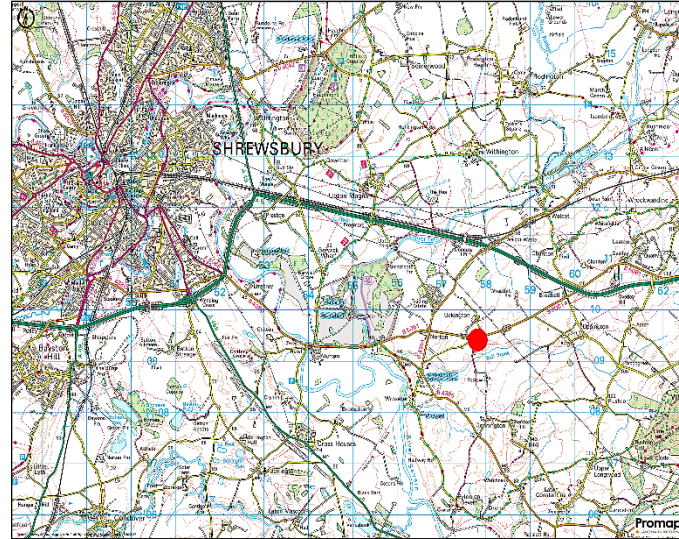
**CBRE**



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## KEY FEATURES

- Prominent roadside location fronting Roman Road in close proximity to Shrewsbury and Telford;
- Shrewsbury the nearest large town is located on the River Severn and the 2011 census recorded a population of 71,715. The town centre offers a largely unspoilt medieval street plan and over 660 listed buildings, including several buildings dating back to the 15th and 16th centuries;
- Uckington comprises a traditional hamlet about a mile north-east of Wroxeter village and to the east of Shrewsbury;
- The property comprises an extensive site with good sized outdoor beer garden, and two car parks providing in the region of 60 parking spaces;
- Attractive destination food house and rural pub;
- Traditional building with extensive trading areas;
- Good order throughout;
- 100+ covers plus bar and games area;
- Located on an extensive 1.3 acre site.
- Available on a new lease / freehold basis;
- Additional development potential to consider (subject to planning).



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## LOCATION

The Horseshoe Inn fronts the B5061 Roman Road (the old A5) in the Shropshire hamlet of Uckington between Shrewsbury (c.6 miles to the West) and Telford (c. 9 miles to the East) in an otherwise attractive semi-rural position, ideal for destination trade.

## DESCRIPTION

A traditional and attractive detached two storey public house of brick construction with rendered elevations under a multi pitched tiled and flat felt roof. To the rear and side is a large single storey extension under a pitched slate roof with flat felt roof section. Main entrance to front and side elevations leading through to the restaurant (100 covers) with additional lounge bar, carvery area and games room. Fitout includes feature wood beams, recessed and pendent lighting, laminate wood, tiled and carpeted flooring with a range of farmhouse type loose tables and chairs together with inglenook feature fireplace and wood burning stove. Commercial kitchen, stores and beer store are located to the rear.

To the first floor is a managers flat comprising three bedrooms. Externally is a side grassed beer garden with a range of timber bench tables and children's play area. In addition is a front beer terrace with a range of patio furniture. Two car parks (one disused) are situated to either side of the property providing circa 60 parking spaces. The total site area comprises circa 1.3 acres.

## PLANNING

We have made online enquiries of Shropshire Council regarding planning policy covering the site. We have also reviewed the Local Plan which sets out how Shropshire should develop over the next decade. The property is Grade II listed but is not located within a conservation area. The Property is also located within an area designated as open country side in the local development plan and therefore any development of the area surrounding the premises would be challenging. There could be some form of development potential to at least one of the car parks but planning enquiries should be directed to Shropshire Council.





## **EPC**

The Property is listed on the non-domestic EPC register as having a rating of D – 85.

## **BUSINESS RATES**

Current rateable value (A4 planning uses) is £19,750 pa with rates payable of approx £9,800 pa.

## **PREMISES LICENSE**

A premises licence prevails, the main licensable activities being:- Sale by retail of alcohol for consumption on and off the premises:

Monday to Sunday 10.00 am - 00.30 am.

## **SERVICES**

We are verbally advised that the property benefits from mains gas, electricity, water and a fire detection system.

## **VIEWINGS**

Formal viewings are strictly through appointment via CBRE.

## **RENT**

Rental offers are invited for the property in the region of £20,000 per annum (exclusive of business rates, insurance and VAT (if applicable)).

## **PURCHASE PRICE**

Offers are invited in the region of £350,000 plus VAT (if applicable) for the Freehold interest. In submitting an offer for the property, please confirm the following information within your letting proposal; Company entity, rental offer, proposed use, company background, availability of funding for the proposed fitout and proposed timescales.

## **DISCLAIMER**

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. CBRE Limited – July 2019.

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