



Nesscliffe Hotel

Nesscliffe, Shrewsbury, Shropshire, SY4 1DB

- Elegant Grade II Listed Georgian Inn
- Four section open plan trading areas
- Eight en suite letting bedrooms
- Set in 5.2 acres
- Currently closed

Freehold | £350,000



LOCATION

The village of Nesscliffe stands 7 miles north west of the County Town of Shrewsbury positioned alongside the A5 dual carriageway trunk route. The A5 historically ran right through the village and in front of the Nesscliffe Hotel, but a bypass was completed approximately 15 years ago.

The Nesscliffe is a very attractive Georgian Inn dating back to the early 1800's and is Grade II listed. It is arranged over three stories offering spacious and attractive three/four section ground floor trading areas, extensive catering facilities and eight en suite letting bedrooms. It stands in a plot of 5.2 acres offering scope for further development and extension. It should be noted that it has been closed for over two years and is need of investment before it can reopen to trade.

TRADE AREAS

The trading areas are arranged around a CENTRAL BAR SERVERY which confronts the customer as they enter through what is an impressive HALLWAY/VESTIBULE. The servery has polished panelled frontage and matching display back fitting. The MAIN LOUNGE BAR is 'L' shaped, has boarded floor, feature inglenook stone fireplace with cast iron solid fuel log burner installed. When fully furnished this area can cater for seated up to 30 customers. The room has a traditional DINING SECTION separated by a double sided fireplace. These areas when fully furnished can cater for seated up to 30 customers for dining. These areas have quarry tiled floor or parquet flooring.

Large CATERING KITCHEN which is currently unfurnished with large PREPARATION/DRY STORE adjacent. WALK-IN COLDROOM and STAFF WC. A set of LADIES and GENTLEMEN'S TOILETS.

BASEMENT BEER CELLAR.

LETTING ACCOMMODATION

Located at first floor and arranged as follows:

BEDROOM 1 "MONTFORD", a double room with en suite bathroom.

BEDROOM 2 "KYNASTON", a double room with en suite bathroom

BEDROOM 3 "HOPTON", a large double/family size room which had been the bridal suite having en suite bathroom.

BEDROOM 4 "TURNPIKE", a double room with en suite bathroom.

BEDROOM 5 "ROCHERIO", a double room with en suite bathroom.

Second Floor

BEDROOM 6 "NESS", a double room with en suite bathroom.

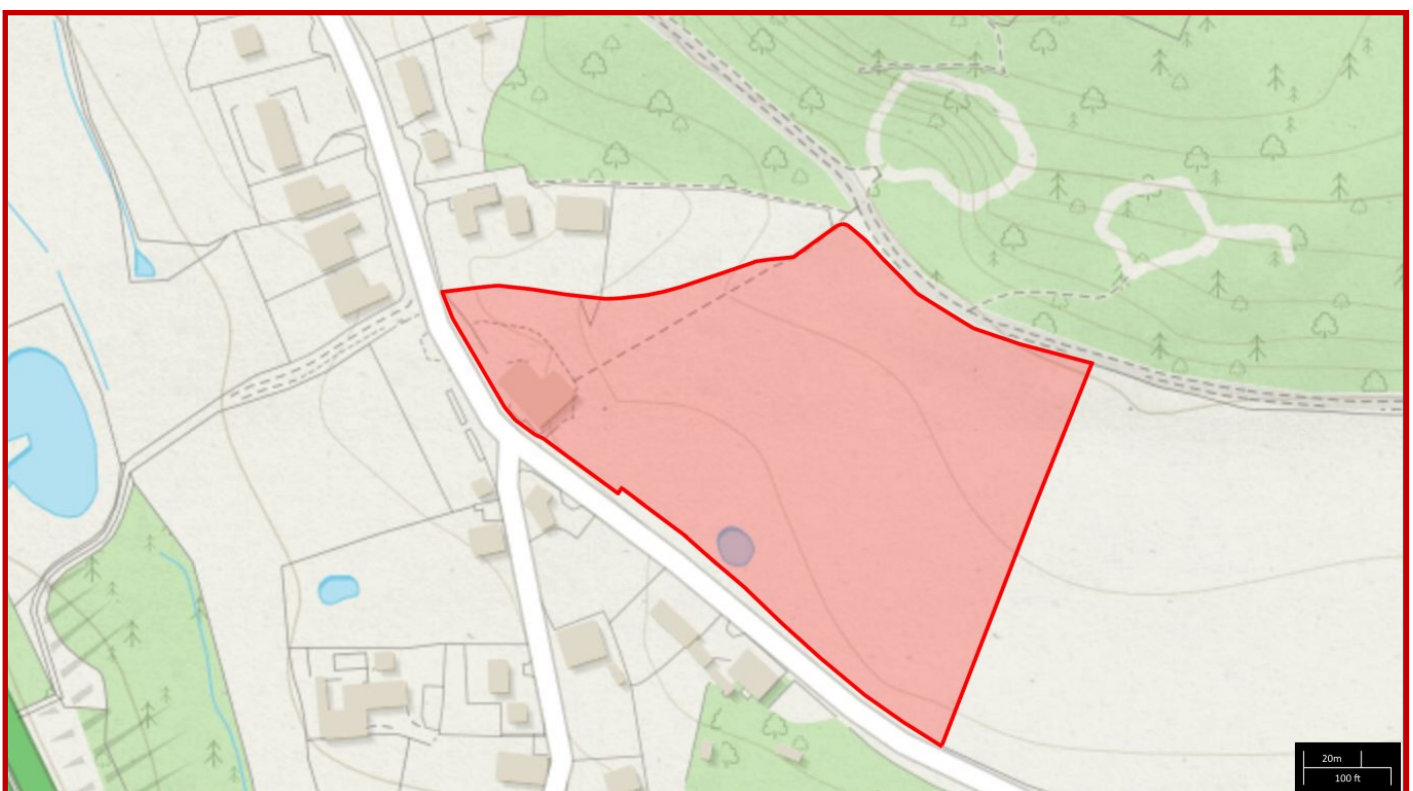
BEDROOM 7 "CLIFFE", a double room with en suite bathroom.
BEDROOM 8 "GRINSHILL", a double room with en suite bathroom.

EXTERNAL

The Nesscliffe stands in a good size plot of 5.2 of an acre. The historic car park stands on the opposite side of the road but is not included in the sale and is being retained by our clients for residential development. However, hard standing car parking has been created on the south eastern side of the main plot adjacent to the pub with scope for further parking on the extensive grounds which lie beyond. Indeed our clients did arrange for architects plans for the creation of a campsite to the rear of the pub but never actually submitted a planning consent for this use.

THE BUSINESS

Our clients purchased the property in 1994 since when it has been let to third party tenants and therefore no recent trading accounts are available. Furthermore, the pub has been closed for two years so prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which could be enjoyed at this outlet.



TENURE & PRICE

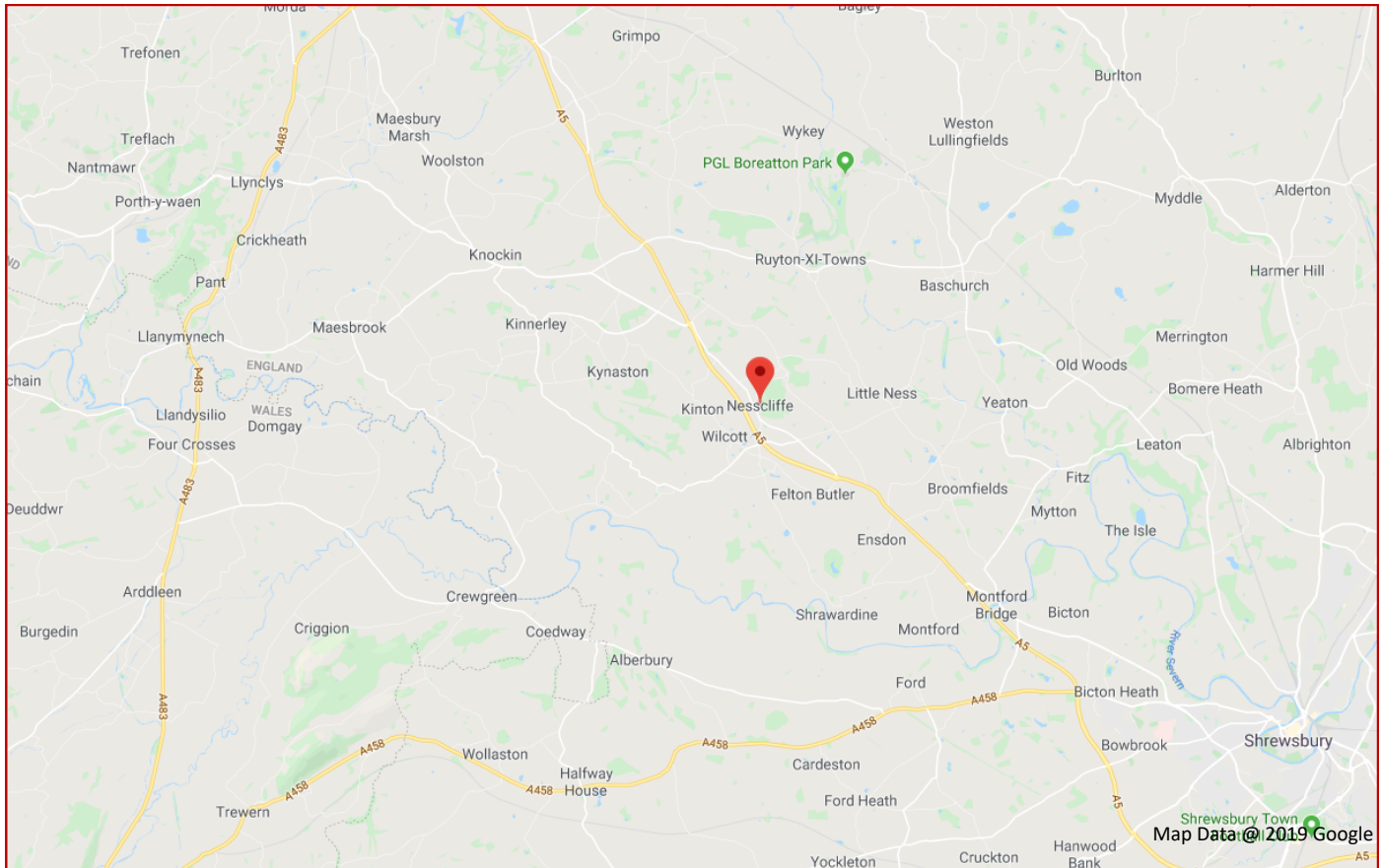
£350,000 for the freehold premises to include any fixtures and fittings that still remain in situ.

LICENCE

Under the terms of the premises licence the business is permitted to retail alcohol between the hours of 10.00 am and 2.00 am seven days a week.

SERVICES

Mains electricity and water are connected. Drainage had previously been via a septic tank located underneath the old car park, but mains drainage has now been introduced to the village and a connection can be made. There is no mains gas and propane gas had previously been utilised for cooking.



**THE PROPERTY IS GRADE II LISTED
THEREFORE IT DOES NOT REQUIRE AN
EPC**

BUSINESS MORTGAGES – 01834 849795

We can help with arranging funding for your purchase of this or any other business.

INNPLAN INSURANCE – 01432 378696

Immediate and competitive cover for your property, business and contents

UTILITY HELPLINE – 01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

Tel: 01981 250 333

Email:

Midlands@sidneyphillips.co.uk

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635

