



The Yew Tree

Shrewsbury Road, All Stretton, Shropshire SY6 6HG

Tenure: Freehold / Leasehold

Price: £725,000 / £18,500

Ref: 93401

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

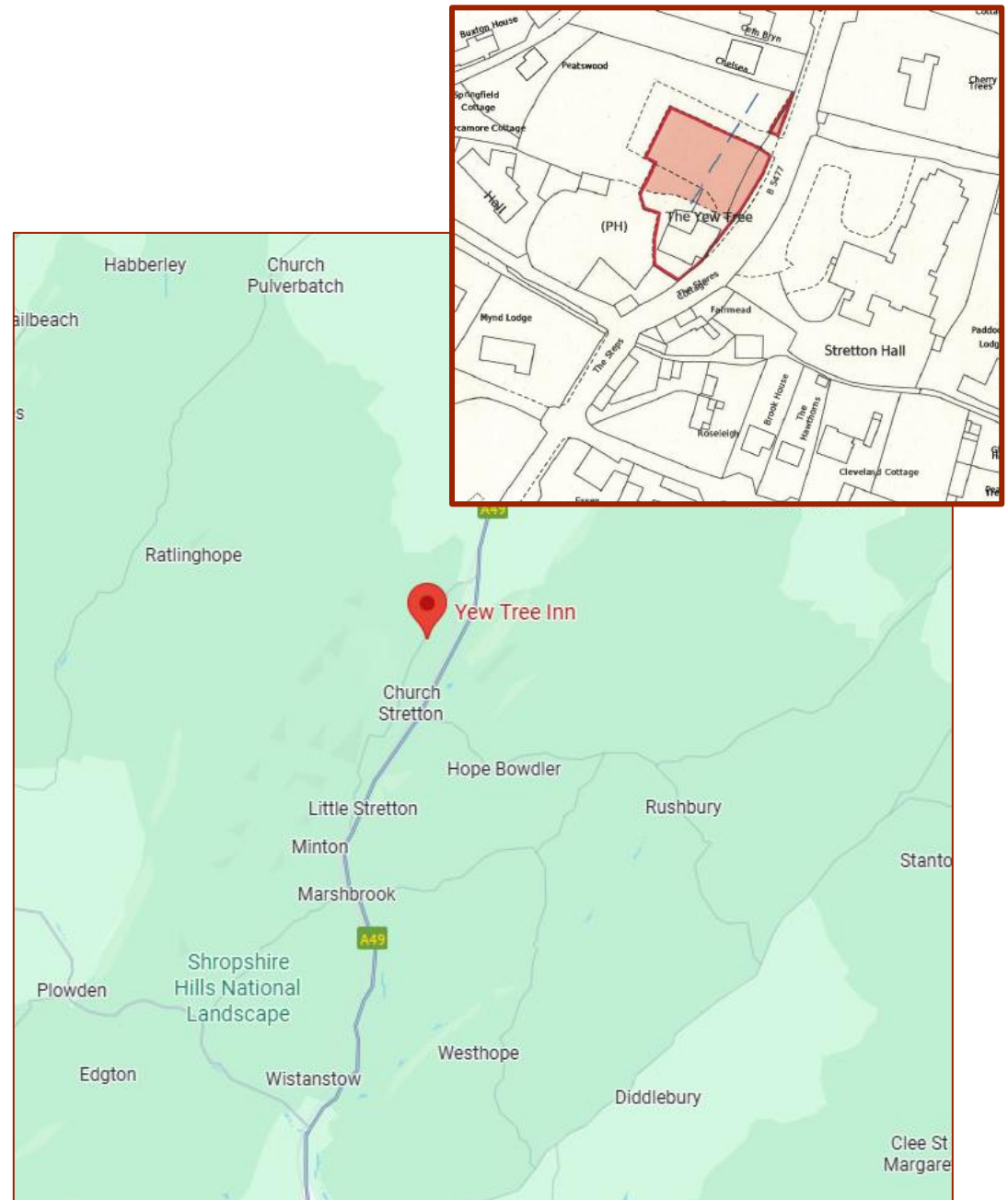
- Located near to well-known beauty spot
- Main bar (30)
- Two interconnecting restaurants (46)
- Four en suite letting bedrooms
- External bar/trade gardens (200+)
- T/O £500,000 per annum net of VAT

Location

The village of All Stretton stands just off the main A40 trunk route, some 12 miles north of the market town of Shrewsbury and 15 miles north of the market town and renowned culinary centre of Ludlow. It is just a mile or so north of the similarly named town of Church Stretton. It is a particularly popular area with outward bound enthusiasts who visit the nearby Shropshire Hills which are an Area of Outstanding Natural Beauty (AONB) with the village being in the shadow of the famous Long Mynd. This area is one of the most popular hill walking areas outside the National Parks.

The Property

The property has been owned by our clients for 7 years during which time it has been much improved. It has become established as one of the busiest freehouses in the area benefitting from not just excellent dining and bar facilities, but of particular appeal to local tourists and walkers are the four en suite letting bedrooms and the outstanding external areas. There is outside seating for over 200 in three sections with an external covered bar facility. The property is maintained to the highest of standards and requires little or no extra investment. It is briefly described as follows:



Trade Areas

The MAIN BAR is a very attractive room with feature boarded floor, counter from central BAR SERVERY which has tongue and groove panelled frontage and cast iron canopy over. The room has traditional fixed and loose seating for 30 customers and an open fireplace with cast iron solid fuel burner installed. The RESTAURANT is a very impressive room with heavily beamed ceiling and inglenook fireplace with stone surround and beamed lintel over. There is a cast iron solid fuel burner installed and a quarry tile hearth. A feature of the room is the parquet flooring and there is also a counter from the central bar servery having panelled frontage. There are contemporary style dining chairs and tables currently arranged for 32 diners. The overflow restaurant adjacent which also doubles up as a room for the carvery. This room has a heavily beamed ceiling, part panelled and part beamed walls and assorted contemporary style seating for 14 diners. Adjacent is the CATERING KITCHEN which is comprehensively equipped and has a good selection of stainless steel catering effects and work surfaces, Altro nonslip flooring and eight section ceiling fitted galvanised extraction canopy. WASH-UP ROOM adjacent.

LADIES' and GENTLEMEN'S CUSTOMER TOILETS.
BASEMENT BEER CELLAR.

Letting Accommodation

FIRST FLOOR:

Four letting bedrooms, all individually named and arranged as follows:

BEDROOM ONE: BATCH VALLEY - a very attractive TWIN ROOM with beamed walls and EN SUITE SHOWER ROOM.

BEDROOM TWO: ASHES HOLLOW - a KING SIZE ROOM with feature beamed walls and freestanding bath and EN SUITE SHOWER ROOM.





BEDROOM THREE: INWOOD - a DOUBLE SIZE ROOM with EN SUITE SHOWER ROOM.

BEDROOM FOUR: CWM DALE - a DOUBLE ROOM with panelled walls and EN SUITE SHOWER ROOM.

External

The gardens are a feature of the pub, particularly the seated drinking/dining area which is adjacent to the main entrance. It is in two parts, one part of which is covered by a permanent timber framed construction which provides a covered area and has a pitched tile roof. It has its own fully equipped bar servery with wooden block panelled counter. This provides internal seating for 22. The room has its own heating with a cast iron solid fuel burner and whilst open on three sides, it can be enclosed with fold down screens. Adjacent is a PATIO AREA with seating for a further 86 customers. There are steps up into a seated garden area, all shaded by an ancient yew tree. This provides further seating for 30 customers and includes a covered area in a perspex polyhedron dome. To the front of the property is a further lawned area which currently provides seating for 25 or so customers but could seat more.

CAR PARKING to the front of the property with space for 25 or so vehicles.

The Business

Our clients have owned the Yew Tree since 2018 and purchased it at a time when it was closed. It has been completely refurbished throughout which will be evident to all who view with them sympathetically developing the character trading areas, re-equipping the service rooms and creating the four en suite letting bedrooms.



The quality of their investment and their subsequent trading success is reflected in the annual accounts which, for the year ended 31st January 2025, show takings net of VAT of approximately £500,000. *This trade is split 50% food sales, 25% drinks trade and 25% from the accommodation.*

A healthy level of gross profit is achieved and our clients feel that there is also further scope to develop this trade further as they undertake little or no promotional activity.



Tenure & Price

FREEHOLD £725,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Or, alternatively: **LEASEHOLD £18,500** (see page 8)

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

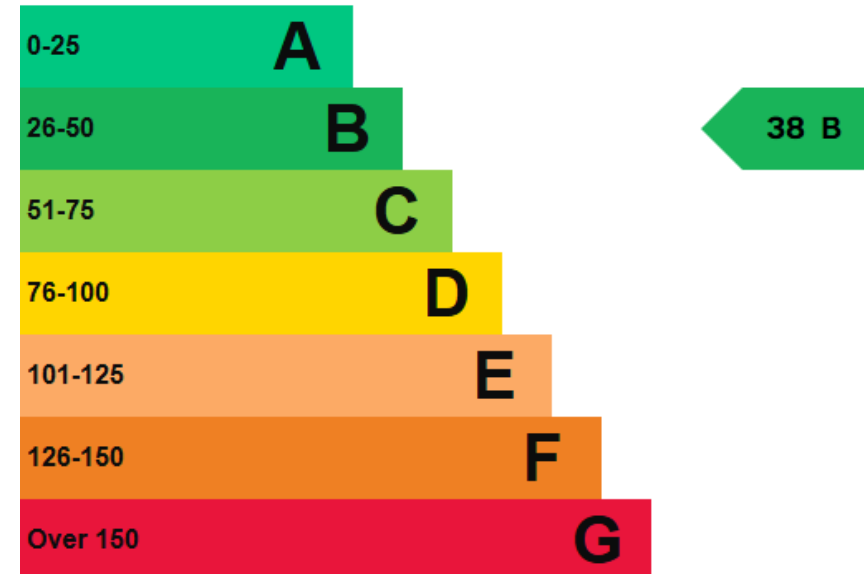
A Premises Licence is held permitting the retail of alcohol:

Sunday to Thursday: 11:00 – 23:00

Friday & Saturday: 11:00 – 00:00

Services

All mains services are connected. The property has the benefit of gas fired central heating.



LEASEHOLD	£18,500 to include goodwill. Stock at valuation in addition.
TERM	Six years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to 3 month's rent in advance
RENT	RENT: £40,000 per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will not be payable on the Premium and rental payments.







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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.