



Gibson's Bar & Nightclub

New Street, Oswestry, Shropshire SY11 1PY

Tenure: Freehold

Price: £800,000

Ref: 95416

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Approximately 0.28 acres in town centre location
- Mixed residential and commercial properties
- Shop producing rent of £6,000 per annum
- 2 x Two bedroom house producing rent of £15,000 per annum
- Dilapidated barn with scope for further development
- Currently producing income with scope for development of the whole site

Location

The market town of Oswestry is located in the county of Shropshire, close to the Welsh border. It is governed by the Shropshire Local Authority and at the time of the 2021 census, had a population of approximately 17,500. It is a busy junction, being at the meeting point of the A5483 and A495 which provide road access throughout the region. It is approximately five miles from the Welsh border, 14 from Wrexham, 15 from Welshpool, 20 Whitchurch, 19.5 Shrewsbury and 26 Chester.

The subject properties are located at the heart of Oswestry, just 100 metres from the town centre. The nightclub faces New Street and the two residential properties face Willow Street.

The Property

In total, the site extends to approximately 0.28 acres and provides three separate rental incomes including a retail unit and two residential properties. To the rear of Gibson's Bar & Nightclub is a barn with potential for development subject to the necessary planning consents.

In addition to the four aforementioned properties is Gibson's Bar & Nightclub. Constructed in the main of Brick under a pitched tile roof. It is arranged over two floors and comprises of two bars, two dance floors, games room and roof terrace.

In brief, the site consists of the following:



Lot 1

NIGHTCLUB

GROUND FLOOR : Entrance vestibule with kiosk. MAIN CLUB ROOM arranged around a large, brick constructed servery having wood canopy over. Split level seating areas, dance floor and a raised DJ booth.

LADIES' & GENTLEMEN'S TOILETS incorporating ACCESSIBLE TOILETS.

Access from behind the servery to KITCHEN, having a small selection of commercial catering effects and equipment.

FIRST FLOOR : LOUNGE with seating for approximately 30, with ample room for more standing. Steps up to the DANCE FLOOR and BAR SERVERY with seating area for 30. French doors to the ROOF TERRACE having eight 'A' frame, picnic style benches. STORE ROOM. LADIES' & GENTLEMEN'S TOILETS.

NB : There is a second internal staircase from the front of the building which allows the trading at ground and first floor to operate independently.

Lot 2

MEWS HOUSES

There is a small mews of properties: a retail unit and two houses which are on separate titles', and a stable block which has favourable pre-planning advice for conversion into two town houses.

SHOP PREMISES

Small shop premises with STORE ROOM to the rear, and WC.





26 WILLOW STREET - HOUSE

Ground floor entrance with access to the first floor accommodation, comprising LOUNGE, WC, KITCHEN/DINER with fitted units and large DOUBLE BEDROOM.

On the second floor is a SHOWER ROOM and THREE LARGE DOUBLE BEDROOMS.

26B WILLOW STREET - HOUSE

A front door leads into the open plan KITCHEN/DINER with fitted units. LOUNGE. SECOND LOUNGE with large STOREROOM. On the first floor is a FAMILY BATHROOM and TWO DOUBLE BEDROOMS.

External

To the rear of the Nightclub is a large courtyard with Tarmacadamed CAR PARK for six vehicles. In addition, there is a roof terrace seating for 50 costumers arranged between A-frame benches.



The Business – Gibson's Nightclub

The property has been owned by our clients since 1985. They originally operated Gibson's as a late night venue, which always traded extremely successfully. However, more recently the property was let to an independent third party on a traditional Pub Company style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

Our clients' have recently commenced re-operating the nightclub, since the tenants' vacated late last year. Our clients' now wish to sell in order to retire.



The Business – Shop Unit & 26 and 26b Willow Street

Property	Rent
Gibson's Bar & Nightclub	Transfer of a Going Concern
Shop Unit	£6,000 per annum
26 Willow Street	£9,000 per annum
26b Willow Street	£6,000 per annum
Barn	Not Rented

Tenure & Price

FREEHOLD £800,000 for the freehold properties and trade furniture, fixture, fittings and effects of the nightclub only. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



Licences

A Premises License is held for Gibson's Bar & Nightclub permitting the sale of alcohol on and off the premises:

Friday to Saturday: 08:30—04:30

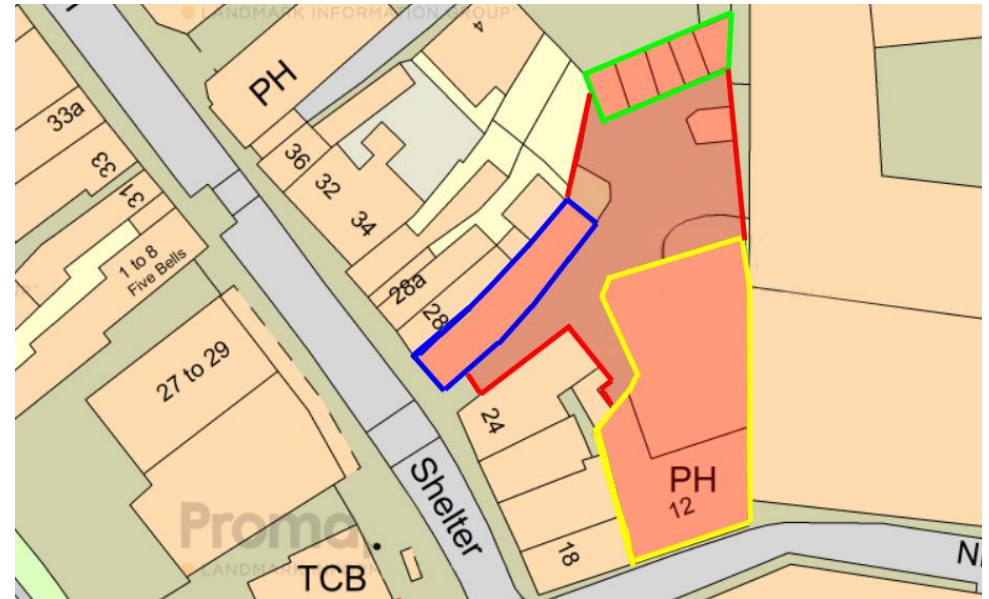
Sunday to Thursday: 08:30—01:00

Services

Mains services are connected to all properties.

Rateable Value:

Local Authority: Shropshire Council





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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.