



## The Three Horseshoes

Sambrook, Newport, Shropshire TF10 8AP

**Tenure:** Freehold:  
Leasehold:

**Price:** Offers Invited  
Nil Premium

**Ref:** 96070

**Sidney  
Phillips**

Leisure & Hospitality Specialists



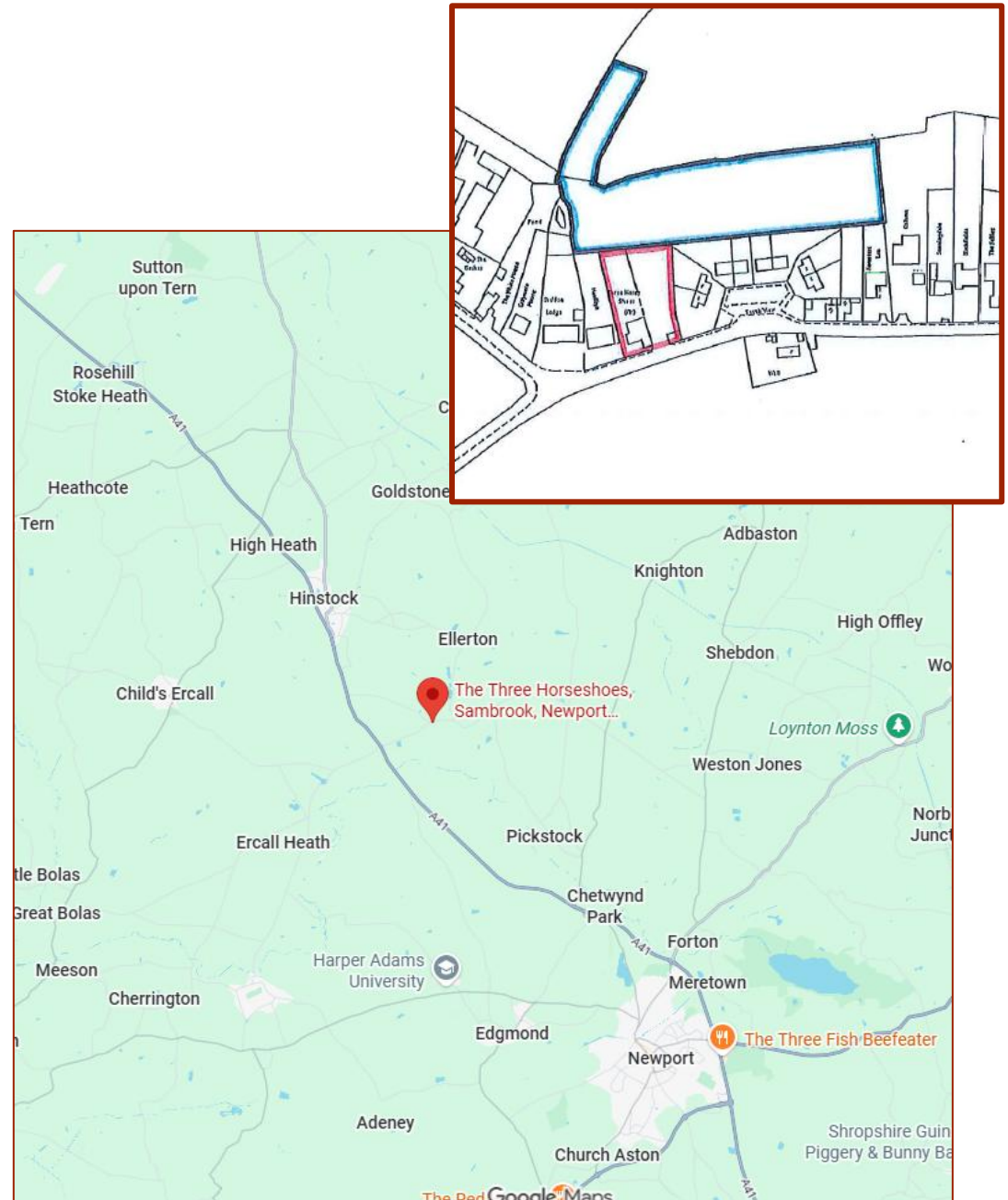
### Key Features

- Three character trade areas
- Spacious private accommodation
- Trade gardens and car park
- One acre paddock to rear of property
- Free-of-tie lease agreement available
- Currently closed

## Location

The village of Sambrook lies within rural Shropshire, equidistant between the towns of Newport and Market Drayton. It is easily reached, being just off the main A41, nestled within the beautiful Shropshire countryside. The Three Horseshoes sits at the edge of the village and is a detached, red brick property within a large site offering trade gardens, parking and a paddock of approximately one acre. The public house has three interconnecting trade areas and a large flat above. It has been closed since October 2025.

The business previously traded as a vibrant community pub serving the residents of the local area and offered an element of destination dining. There is undoubtedly an opportunity for the pub to reopen and also scope to use the paddock for the development of the business, whether that be for events or camping. This would, of course, be subject to planning consent (if required).



## Trade Areas

Front entrance leading to PUBLIC BAR with quarry tile floor and large fireplace with a solid fuel burner installed. Pub style tables and chairs for approximately 28. Wood panel fronted bar counter from central servery.

LOUNGE BAR with stripped wood effect flooring and fireplace incorporating a solid fuel burner. Part wood panelled walls and heavily beamed effect ceiling. The SNUG is an intimate room with stripped wood effect floor, part wood panelled walls and seating for 10. 'L' shaped, wood panel fronted bar counter from interconnecting servery.

CATERING KITCHEN to the rear with nonslip floor, stainless steel extraction hood and a good selection of commercial catering effects and equipment. Adjoining lean-to CONSERVATORY used for freezer store, wash-up and prep.

LADIES' and GENTLEMEN'S TOILETS.

KEG CELLAR at basement level. Access is via wooden stairs from behind the servery.

## Owners' Accommodation

Located at first floor and providing KITCHEN with fitted units, BATHROOM, large LIVING ROOM and THREE DOUBLE BEDROOMS.

## External

The premises are set within large grounds. There is a BEER PATIO to the front of the property seating approximately 18, a draw-on CAR PARK to the side for approximately 40 plus vehicles and an OUTBUILDING used for storage. To the rear of the property is a lawned TRADE GARDEN with smoking solution, beyond which is the large PADDOCK of approximately one acre.





## The Business

The business has traditionally traded as a village pub for residents of the surrounding area. It previously served food but more recently offered wet-sales only. It closed for trade in October 2025. All prospective purchasers/tenants must make their own assessment as to the business's potential future viability.



## Tenure & Price

**FREEHOLD – Offers Invited** to include fixtures and fittings.

The Property is elected for VAT. VAT will be levied on the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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

## Licences

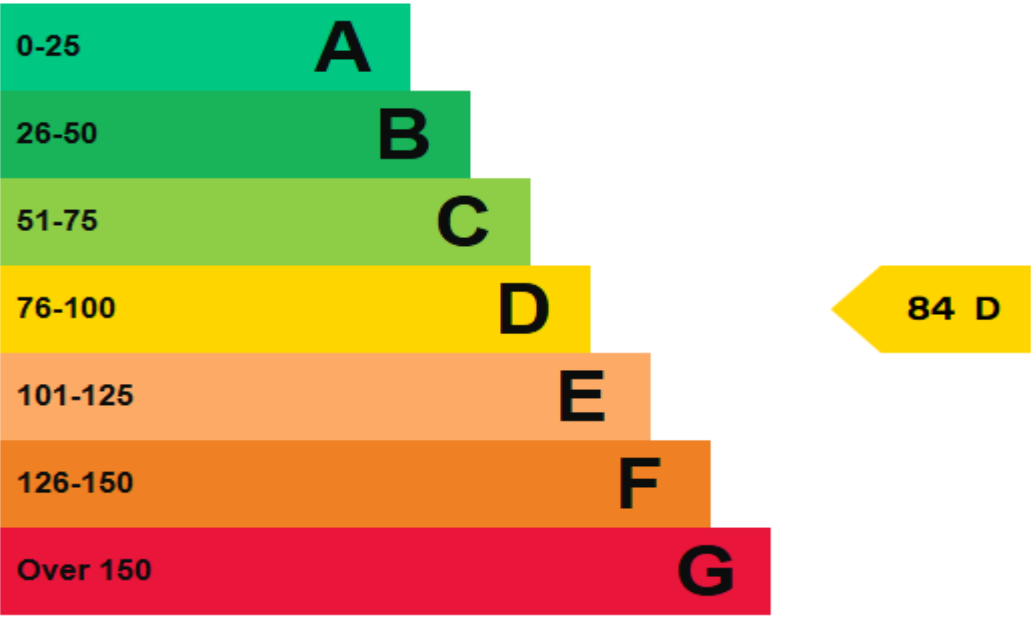
A Premises Licence is held.

## Services

Mains electricity, water and drainage are connected. LPG for cooking. Oil-fired central heating.

Rateable Value: £4,500.

Local Authority: Telford & Wrekin Council.



|                            |                                                                                                                                      |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| LEASEHOLD                  | Nil Premium for a furnished let.                                                                                                     |
| TERM                       | Six years.                                                                                                                           |
| LANDLORD & TENANT ACT 1954 | Outside Part II Landlord & Tenant Act 1954 (non-renewable).                                                                          |
| ASSIGNABILITY              | Non assignable.                                                                                                                      |
| BOND                       | £6,000.                                                                                                                              |
| RENT                       | £15,000 per annum, paid quarterly in advance.                                                                                        |
| RENT REVIEW                | Subject to rent reviews every third year of the term.                                                                                |
| REPAIR LIABILITY           | Full repairing and insuring lease.                                                                                                   |
| FIXTURES & FITTINGS        | Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair). |
| 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.                  |



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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.