



Station Hotel & Bar

Station Road, Wellington, Telford, Shropshire TF1 1BY

Freehold £650,000

- Town Centre Pub & Boutique Hotel
- Main Bar—wet sales 700+ barrels pa
- Separate Restaurant/Cocktail Bar
- Seven En-Suite Letting Bedrooms
- Manager's Bedsit
- Turnover £803,000 per annum
- Two businesses in one

Ref: 2001

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SP Sidney
Phillips



LOCATION

The popular market town of Wellington is located on the north eastern edge of the Telford Conurbation being a prosperous and independent town in its own right. Historically, it had been an independent town, the largest in the immediate area and was a foundation for the Telford Conurbation together with the Riverside Town of Ironbridge. It is located just two miles from junction 7 of the M54 motorway which gives it excellent communication links to the Midlands and Shrewsbury.

Station Hotel and Carriages Restaurant operate almost as two independent businesses. At ground floor is a well appointed traditional pub popular with all sectors of the community which also acts as a venue bar/live entertainments venue on the weekend. At first floor is a select cocktail bar and restaurant known as Carriages in two sections and at second floor there are seven high quality en suite letting bedrooms.

The hotel is situated opposite the Railway Station and adjacent to the main high street. The business has an exceptional level of turnover with accounts for the year ended 30 June 2018 showing net takings in excess of £800,000 per annum. The property which is well appointed and in need of no further investment is briefly described as follows:

STATION HOTEL BAR AREAS

There is a very good OPEN PLAN BAR AREA with fully equipped 10 metre SERVERY with panel front and display back fitting. The room has part board and part tiled floor, part exposed antique brick walls and open fireplace with cast iron back fitting. There is traditional upholstered seating, ladderback and captains chairs to poseur style tables, currently to accommodate 70 seated. Small LOUNGE AREA at raised level which has leather bound studded booth style seating and low table stools. There is a raised stage area, DJ's Booth and tiled dance floor. LADIES AND GENTLEMEN'S TOILETS. SMALL GAMES ROOM to one end with pool table and assorted bench and pew seating for 18 customers. Further LADIES & GENTLEMEN'S TOILETS. DISABLED TOILET. ON LEVEL BEER CELLAR.

CARRIAGES RESTAURANT & COCKTAIL BAR

Located at first floor is a very attractively furnished COCKTAIL BAR with boarded floor and leather bound tub chairs and high stools for 24. Fully equipped BAR SERVERY with leather bound front and mirror display back fitting. Access through to DINING ROOM, similarly appointed having matching dining chairs and furnishings, this area has boarded floor and is able to cater for approximately 22 diners. Fully equipped OFFICE, BEER CELLAR and WINE STORE.

CARRIAGES HOTEL

Located at second floor are SEVEN HIGH QUALITY DOUBLE EN-SUITE LETTING BEDROOMS. All decorated to an extremely high standard having been refurbished/created throughout approximately seven years ago. Contemporary bedroom suites, fitted wardrobes, television and tea and coffee making facilities.

MANAGERS FLAT

Arranged at second floor with BEDROOM/LOUNGE AREA, SEPARATE KITCHEN. BATHROOM.

EXTERNAL

There are no external areas included in the title of the premises, although it does have established use of eight parking spaces to the front of the property.

THE BUSINESS

The property has been owned and operated by the vendors for in excess of 20 years, although the main refurbishment and creation of "Carriages" took place approximately four years ago.

This has resulted in the Station Hotel and Carriages becoming one of the most popular and successful venues within not only Wellington, but the Telford Conurbation. This is reflected in the trading accounts which for the year ended 30 June 2018 show a turnover net of VAT of £803,070. A gross profit of 68% and a net profit of £299,374.

TENURE & PRICE

FREEHOLD £650,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business, with all communications directed through Sidney Phillips.

Viewing strictly by appointment only.





LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 11.00 am and 04.00 am seven days a week.

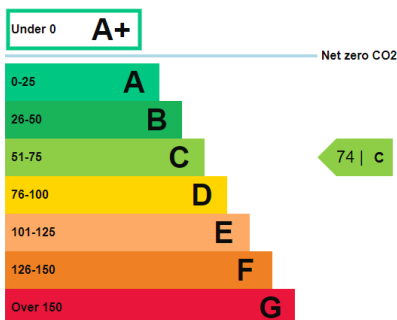
SERVICES

All mains services are connected.

LOCAL AUTHORITY

Telford & Wrekin Council
Darby House
Lawn Central
Telford
Shropshire
TF3 4JA
Tel: 01952 380 000

Rateable Value : £43,000



EPC Reference: 0580-0238-4679-5406-2006

BUSINESS MORTGAGES

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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.

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