



Hare & Hounds

Withington, Shrewsbury, Shropshire, SY4 4PY

Tenure: Leasehold

Price: Estimated Ingoing £18,000

Ref: 96000

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Busy village centre location
- Property recently renovated throughout
- Open plan lounge bar and meeting room (52)
- Front and rear beer patios (42)
- Excellent two bedroom accommodation
- Car park (20)

Location

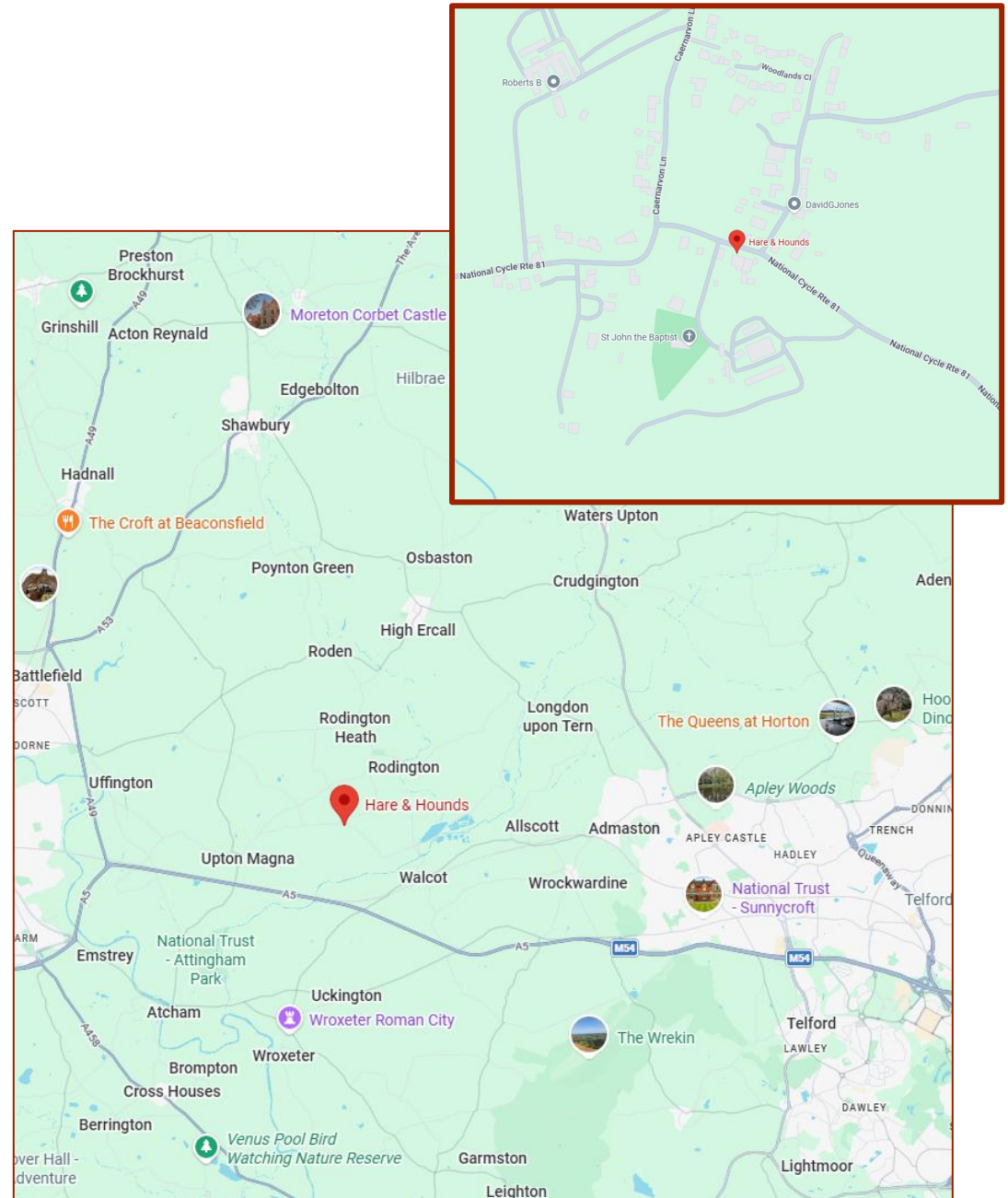
The village of Withington resides in rural Shropshire between Shrewsbury and Telford. The village has a thriving community which is a real benefit to The Hare & Hounds as it is well patronised by the surrounding area.

The property itself is in the village centre and has been subject to a major refurbishment since being purchased by the current owners: it is presented in excellent condition throughout, especially the owners' accommodation which has recently been completed to a standard acceptable for Airbnb. It also enjoys a good outside space and car park for those visiting the pub from further afield.

The Property

This cottage style, semi-detached property appears to be constructed in the main of brick with colour washed elevations under pitched and flat roofs. It offers ground floor trading areas with accommodation above and benefits from two outside trading areas and a car park.

The business trades as a public house to the local community and is an excellent opportunity for those wanting to trade a thriving village pub.





Trade Areas

Entrance vestibule leading into LOUNGE BAR seating 40 comfortably, with ample room for more standing. The room has considerable charm with a partially beamed ceiling and quarry tiled floor. Two bricked chimneys with solid fuel burners. Wood panel fronted BAR SERVERY with matching back bar fitting.

SNUG of the same décor seating 12.

LADIES' and GENTLEMEN'S TOILETS. On-level CELLAR.

CATERING KITCHEN with stainless steel extraction hood and nonslip floor. Good selection of commercial catering effects and equipment. WASH-UP/STOREROOM with tile floor and a selection of domestic and commercial units.





Private Accommodation/Airbnb

Located on the first floor and comprising LOUNGE/DINER with fitted kitchen. BEDROOM ONE: large twin. BEDROOM TWO: double. FAMILY BATHROOM with walk-in shower, WC and wash hand basin.

External

To the front is BEER PATIO with bench seating for 12. To the rear is an enclosed beer patio with pergola and bench seating for 30. CAR PARK for approximately 20.

Small SERVICE YARD housing the oil tank and a storage shed.





The Business

Since purchasing the property in 2024, the owners have embarked on a full refurbishment scheme and have established the pub as one of the best in the locality. This is proven in the trading levels achieved from limited hours.

The pub operates six days a week, being closed Wednesdays. Due to the owners' other business commitments, food is only provided on weekends (including Friday) and generally via a themed night, and Sunday lunches.

During the week it hosts several clubs and societies including darts, archery, golf society, 'knit and natter', and local shoots. It is also well supported during major sporting events, especially those being rugby, golf and horse racing.

The level of trade could undoubtedly be increased by an owner operator couple who are able to commit all their attention to developing the business.

Tenure & Price

TENANCY	PREMIUM £10,000. Stock at valuation in addition.
TERM	Three OR Five years.
LANDLORD & TENANT ACT 1954	Contracted out of Sections 24 to 28 of the Landlord & Tenant Act 1954.
ASSIGNABILITY	Non assignable.
BOND	£6,000 plus personal guarantees if the tenancy is taken as a limited company.
RENT	£24,000 per annum exclusive of VAT, paid monthly in advance.
REPAIR LIABILITY	This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
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-tie.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent. The Tenant is responsible for all business related insurances.
VAT	VAT will not be payable on the Premium and rental payments.
CONDITION	The Tenant to offer three real ales at all times.

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

Licences

A full Premises Licence is held permitting the sale of alcohol:

Friday and Saturday: 11:00 – 01:00

Sunday to Thursday: 11:00 – 00:00

Services

Mains water, electricity and drainage. Oil fired central heating.

Rateable Value: £3,000 as at 01 April 2023 to present.

Local Authority: Shropshire Council.

EPC Rating: TBC.



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