



Plough Inn

Station Road, Weston Rhyn, Oswestry, Shropshire, SY10 7SX

Freehold £260,000

- Traditional village pub offering wet sales only
- Appointed to a very good standard
- Lounge, restaurant and dining room
- Smoking solution, garden and car park
- Huge scope to introduce food
- Currently closed

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LOCATION

The Plough Inn is an unimposed village centre detached free house. The property is presented in very good order throughout having the benefit of three internal trading areas with well appointed owners accommodation. It has a very good smoking solution and trade garden which can accommodate 60+ customers comfortably with room for more. It also has the benefit of a car park. The business has been operated by the same family since 1999 which is a testament to its success and is only being sold due to retirement from the trade.

The village resides in Shropshire close to its border with Powys and is easily reached just off the A5. It is a popular village due to its good communication links and close proximity to a number of towns in the region including Oswestry 5 miles, Llangollen 9 miles, Wrexham 11 miles and 22 miles equidistant between the well known towns of Chester and Shrewsbury.

TRADE AREAS

LOUNGE BAR having heavily beamed ceiling and linoleum tile floor covering. Recently upholstered bench seating with loose tables and chairs and bar stools for approximately 34 customers. Feature fireplace with working open fire. Bar counter.

PUBLIC BAR/GAMES ROOM, of good size with a mixture of pub style tables and chairs with seating for up to 30 with ample room for many more standing. Pool table, dartboard, AWP machines, large screen television. Brick constructed bar counter. Patio doors leading to smoking solution and trade garden. **DINING ROOM**, comfortably furnished with carpeted floor and feature fireplace with brick surround. Fixed bench and loose seating for 12 but will comfortably accommodate up to 24 people. Bar counter. **LADIES AND GENTLEMEN'S TOILET**.

CATERING KITCHEN (not used presently) with non-slip floor, extraction hood and limited selection of commercial and domestic catering equipment.

SMALL OFFICE at the foot of the stairwell to the flat.

OWNERS ACCOMMODATION

At first floor with **FAMILY BATHROOM**. **UTILITY ROOM**. **KITCHEN/DINING ROOM** with newly fitted kitchen, doors to roof patio. **LOUNGE** with double aspect. **TWO LARGE DOUBLE BEDROOMS**. Access from kitchen to **ROOF GARDEN AREA** with separate external stairs. To the ground floor is a further **DOUBLE BEDROOM**.

EXTERNAL

Tarmac CAR PARK for approximately 20 vehicles. SMOKING SOLUTION leading from the public bar with steps onto lawned garden, in total seating 60 customers.

Private GARDEN AREA with small seating sections and a range of three storage sheds.

THE BUSINESS

The business has traded under our clients tenure since 1999 and has only become available due to retirement from the trade. The business trades as a traditional village pub offering wet sales only but, there is huge scope to introduce food with a dining room and catering kitchen currently unutilised.

Before closing, the business traded five days a week between the hours of noon until 2.00 pm, reopening 5.00 pm until close Wednesday to Friday and noon until close on Saturday and Sunday. The pub does not trade Monday and Tuesday. It did support a pool & darts team and is very popular during the Six Nations Rugby Tournament.

Our clients accounts for the financial year ending 31st March 2022 are expected to show sales of circa £120,000 per annum exclusive of VAT.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Rateable from 01 April 2023 : 5,300



