



Down Inn

Ludlow Road, Bridgnorth, Shropshire WV16 6UA

- Long established premier Country Inn/Hotel
- Lounge bar, restaurant and function suite
- Eight quality letting bedrooms
- Private flat
- Car parks (100)
- 2018/2019 sales approximately £1.2 million net
- Highly profitable

Freehold | £1,500,000

LOCATION

The Down Inn is located on the B4364 Bridgnorth/Ludlow road, approximately three miles south-west of the A458 and the town of Bridgnorth. The premises are set in an elevated position in attractive rolling countryside with excellent rural views. The location is more specifically illustrated on the attached Area Plan. There is a significant volume of passing traffic travelling between Bridgnorth and Ludlow.

This detached, purpose-built Country Inn is arranged on two floors with stone fronted elevations and substantial single-storey extension which comprises the function suite. At the rear is a two storey extension constructed in 2007/2008 to create new letting bedrooms and further extending the ground floor kitchen facilities. At the side and rear are extensive areas of gravel car parking. There is a trade garden to the front with external seating.

This business has been in the present ownership for some fifteen years and this sale presents a rare opportunity to acquire a highly successful and profitable business ideal for owner/occupation or to be run under management. The property has been the subject of significant investment and is presented in good order throughout. Planning permission is held for a further three letting bedrooms.

The property briefly comprises the following accommodation:-

PROPERTY

GROUND FLOOR

Side entrance lobby from front car park. Fully carpeted. Integrated Lounge Bars all radiating from decorative stone fronted Bar Servery with beamed upstands and alcove back fitting. Two dark panelled front Lounge Bar Areas, the second leading to 'L' shaped Carvery. Seating for 16. Centre Lounge having 24 covers. 'Monumental' fire surround to interconnecting lounge bar. Dining Room for approximately 60 covers. Ladies' and Gentlemen's Toilets off hallway.

To the rear/side of the bar servery is a large Catering Kitchen with main hot zones grouped under double-bank extractor fans. Preparation Room with double door walk-in refrigerator. Wash-Up with in-line dishwasher. Rear Boiler Room, Laundry Room and walk-in fridge and Preparation Room. Dry goods/vegetable alcove. Staff Changing Room and Toilet. Large cooled Beer Cellar.

FUNCTION SUITE (for 100)

Double entrance doors to Entrance Lobby. Four bay windows with curved perimeter seating. Square and circular function style collapsible metal framed tables. Two mobile carvery units at the end of the woodblock dance floor, which has disco lighting to the rear. Rustic style Bar Servery with cross-beam and dressed stone frontage. Ladies' Toilets with three pedestal WCs, two hand basins, fully carpeted. Gentlemen's Toilets with two urinal bowls, pedestal WC and wash hand basin.

LETTING ACCOMMODATION

GROUND FLOOR

Entrance with reception desk. Small Office to rear. Disabled Toilet. Bedroom 9 fully disabled compliant with wet-room style Bathroom, shower and WC. Fire escape to the rear for the use of disabled persons (non-compliant with Building Regulations).

FIRST FLOOR

(Having independent rear access from the car park, together with internal stairs access from beside the bar servery).

- Bedroom 1 (large double) with luxury en suite bath/shower and WC.
- Bedroom 2 (standard double) with luxury en suite bath/shower and WC.
- Bedroom 3 (standard double) with luxury en suite bath/shower and WC.
- Bedroom 4 (standard double) with luxury en suite bath/shower and WC.
- Bedroom 5 (standard double) with luxury en suite bath/shower and WC.
- Bedroom 6 (standard double) with luxury en suite bath/shower and WC.
- Bedroom 7 (standard double) with luxury en suite bath/shower and WC.
- Bedroom 8 (standard double) with luxury en suite bath/shower and WC.

PRIVATE ACCOMMODATION

Located at first floor is the PRIVATE ACCOMMODATION which is at present in shell form only and not utilised by the vendors who live off site. With investment, this area could provide the following:-

Two double Bedrooms with central Bath/WC and a Single Bedroom.

EXTERNAL

Front Car Park for 20 cars. Gravel surfaced rear Car Park for 80+ cars. Two one tonne bulk Calor propane tanks. Front trade Garden with six bench/table units.

THE BUSINESS

The Down Inn is particularly well known as a destination for functions and Sunday lunch which is offered by way of a carvery. The business trades well throughout the week but is particularly busy at weekends, being a noted destination 'winning and dining' venue.

The Down Inn enjoys an excellent, long established trade with net sales for the financial year ended 5 April 2019 being £1,191,498 net of VAT with a gross profit of £772,931 (65%) and a significant net profit. Sales are divided in the approximate ratio: Food and drink 90% and Accommodation 10%.

Copies of management figures will be supplied to prospective purchasers after they have made a formal inspection.

TENURE & PRICE

£1,500,000 TO INCLUDE FREEHOLD PREMISES, goodwill of business and trade furniture, fixtures, fittings and effects. All wet and dry stock in trade, returnable containers and bar glassware at valuation on completion.

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

LICENCE

The property has the benefit of a Local Authority Premises Licence (Number PLBR159). The permitted hours for the sale of alcohol are Monday to Thursday 11:00 - 01:00, Friday to Saturday 11:00 - 02:00 and Sunday 11:00 - 22:30.

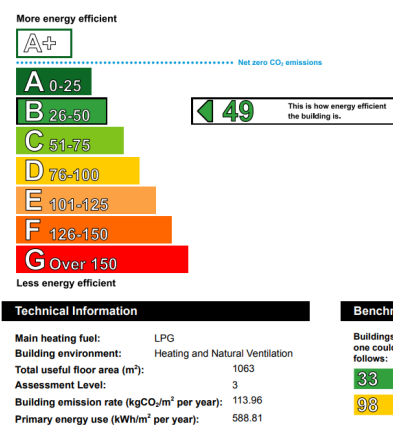
SERVICES

Mains water and electricity. Calor gas. Private drainage.

Local Authority: Shropshire Council

Tel: 0345 678 9000

Rateable value: £68,750 as at 01 April 2023.



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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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635

Tel: 01981 250 333

Email: Midlands@sidneyphillips.co.uk



