



All Nations Inn

20 Coalport Road, Madeley, Telford, Shropshire, TF7 5DP

Freehold £550,000

- Iconic "brew pub" in World heritage site
- Traditional public house with strong emphasis on real ale
- Substantial grounds of approximately 1.1 acres
- Ten barrel plant "Brewhouse"
- Shepherds hut and camping pod with scope for expansion (STPP)
- Only sold twice since 1832

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LOCATION

The All Nations is an historic Grade II listed iconic brew pub nestled at the heart of the Ironbridge Gorge World Heritage Site. It has a rich history, being famously one of the last four brew pubs in the UK in the 1970s, and reputed to start trading in 1832. It has only been sold twice in that timeline which is a huge testament to the popularity of those who operate and frequent the public house. The property itself is untouched by modern influence with a traditional pub feel and large grounds that provide excellent outside trading areas. The pub was purchased by the current owner in 2002 at which point the brewhouse tradition was reignited after a brief closure, and it has continued with only two brewers since reopening. The business has won a large number of accolades within the industry, especially from CAMRA and is a real ale enthusiast Mecca, attracting them from all over the Midlands in addition to the large number of tourists visiting the Ironbridge Gorge and residents in the area. It enjoys outstanding outside trading areas which are key to its success during the busy summer months.

The All Nations Inn is located in the Ironbridge Gorge World Heritage Site in the boundaries of the town of Madeley, set on a quiet wooded hill side opposite the Blist Hill Victorian Town Museum, which attracts a huge number of visitors throughout the year. Madeley sits close to the River Severn at the edge of the Ironbridge Gorge, which in 1986 became one of the first UK sites to be awarded World Heritage status by UNESCO. Recognised for the areas unique and unrivalled contribution to the birth of the Industrial Revolution in the 18th Century, the impact of which is still felt across the world today. The UNESCO status, along with the large number of local tourist attractions, including the Blists Hill Victorian Museum opposite the public house ensures a huge number of visitors throughout the year to the area.

TRADE AREAS

Front entrance leading into the traditional BAR with quarry tiled floor and solid fuel burner. Bench seating with tables and chairs for approximately 40. Wood panel fronted bar counter.

BACK ROOM: A room of similar character, with quarry tiled floor and Rayburn. This room was previously part of the private accommodation but is now used as an office and store.

Small domestic style KITCHEN. BASEMENT having KEG CELLAR.

OWNERS ACCOMMODATION

First Floor:

Small KITCHEN, OFFICE, BATHROOM BEDROOM 1: Double BEDROOM 2: Double. BEDROOM 3: Double with EN SUITE.

Second Floor:

Loft space with radiators, providing a large room.

EXTERNAL

The pub sits within ample ground of approximately 1.1 acres, enjoying much outside space which is of huge benefit to the business, allowing it to support a large number of customers throughout the year but especially in the warmer months. Immediately to the side of the property is the BEER YARD with timber constructed SMOKING SOLUTION and PORTABLE MARQUEE. Including SEATING to the front of the property it seats approximately 60 comfortably.

BREWHOUSE: Home to the ten-barrel plant and adjoining COLD STORE. Brick constructed OUTBUILDINGS offering LADIES' AND GENTLEMEN'S TOILETS, CLEANING CUPBOARD and large former STORE CUPBOARD in the process of being converted to a SHOWER BLOCK.

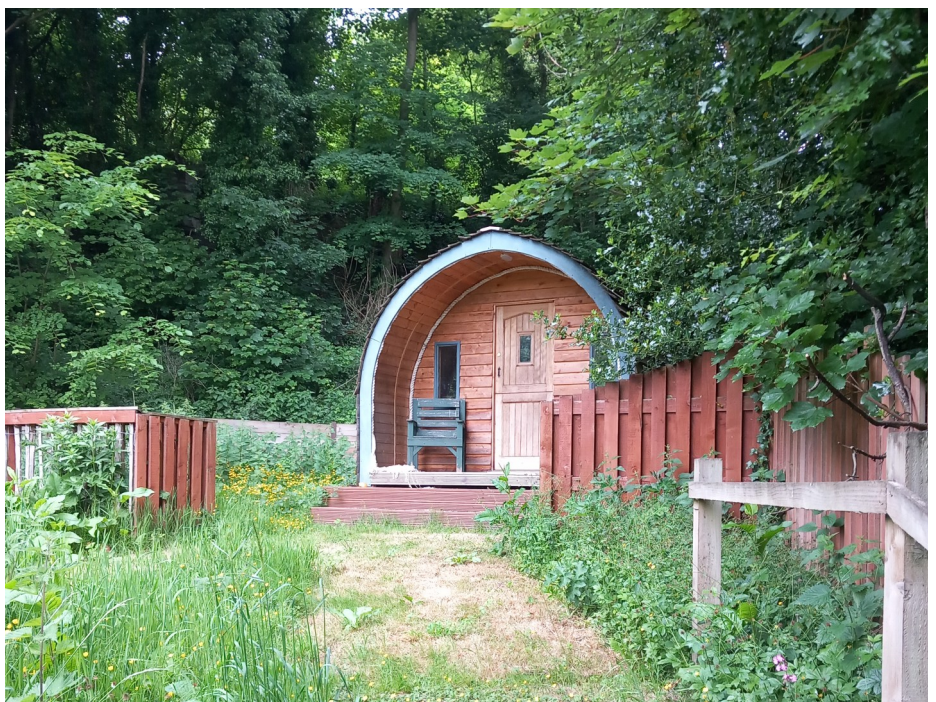
To the front of the property are two independent LAWNED GARDENS with flower planted borders, SEATING for 40+. To the rear of the property is a large lawned and WOODED PADDOCK which is home to the HARDSTANDING STAGE for live music and Quoits pitch. SHEPHERD HUT (unused) and CAMPING POD (unused) with their own separate supply of electricity. This area is connected via a wood pathway leading from the public house and is used for a number of functions and events and can easily house 200 plus people.

To the side of the property is a hardcore CAR PARK for approximately 12 with access to a private brick constructed GARAGE with electric door and further PARKING/STORAGE AREA.

THE BUSINESS

The All Nations Inn is an iconic venue and brew pub that enjoys a rich history, being unspoiled by modern influence and offering the chance to experience a traditional British pub. The business is wet driven offering a range of beers, ciders and lagers along with its own brews. It has a well established quiz night on a Monday and supports a number of local clubs and societies including the Ironbridge Walking Festival, Telford Rugby Club and providing live music on Sunday afternoons during the summer. In the early 20th Century it was home to the England/Wales Quoits Internationals and local competitions are held annually. Despite being wet driven it does offer a limited food menu, being primarily baps, but these prove exceptionally popular with the clientele.

Our clients accounts for the financial year ending 30th June 2023 show evidence of sales net of VAT of £356,534 working on a gross profit percentage of approximately 56.2%.



TENURE & PRICE

FREEHOLD £550,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

Premises licence held for the supply of alcohol between the hours of 10:00-00:30 Sunday to Thursday, and 10:00-01:30 Friday and Saturday.

SERVICES

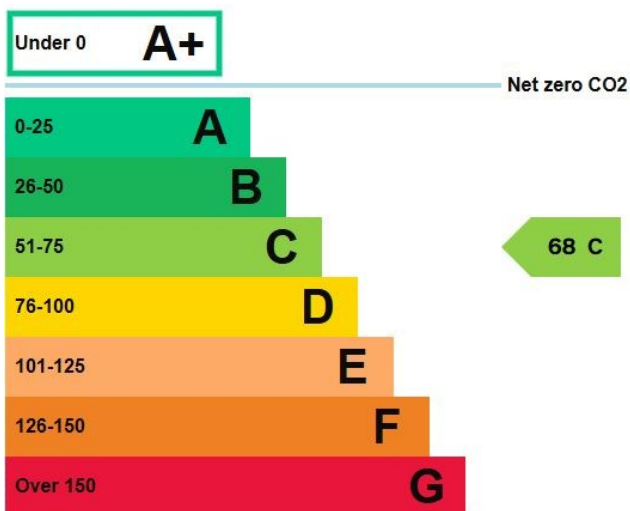
All mains services are connected.

Local Authority: Telford and Wrekin Council

Rateable Value: £12,200 as at 1 April 2023



Map Data @ Google



BUSINESS MORTGAGES

01834 849795

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EPC Reference: 9414-2658-3021-0483-9554

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