



Fox Inn

46 High Street, Much Wenlock, Shropshire, TF13 6AD

- Refurbished Market Town Centre Inn
- Seven quality en suite letting bedrooms
- Main bar & three section restaurant
- Three bedroom owners accommodation
- Gardens and car parking
- For sale or to be let on new favourable private free of tie lease

Freehold Offers Over £395,000
Leasehold £28,500



LOCATION

The attractive town of Much Wenlock rich in buildings of architectural interest and famous for its magnificent Wenlock Priory and Guild Hall is both a popular residential centre and tourist destination. Its close proximity to the M54 and Telford conurbation has helped to make it one of the most sought after locations in the West Midlands. The town is conveniently located on the A458 and A4169 and is close to the Shropshire Hills and Wenlock Edge. Bridgnorth is approximately 9 miles distant, Shrewsbury 12, Telford and the M54 motorway 8 miles.

The Fox Inn is a substantial detached property of outstanding appeal. One of the landmark sights within the town holding a prominent corner site on the entrance to the High Street. The property is Grade II listed and dates back to the early 19th Century and includes a wealth of period charm and character with beamed walls and ceilings, open fireplaces etc.

TRADE AREAS

Entrance Vestibule provides access to both principal areas. MAIN BAR, an attractive room which is carpeted and has part stone tiled floor. Open fireplace with raised hearth. The room is arranged around the Main Bar Servery which has panelled frontage and display back fitting with contemporary seating throughout for up to 30 customers. A set of LADIES and GENTLEMEN'S TOILETS.

RESTAURANT, in three sections having part carpet and part boarded floor, heavily beamed ceiling, feature inglenook fireplace and contemporary seating and tables for 30 diners.

There is also a rear entrance with a Reception Desk adjacent for residents and diners to make bookings.

CATERING KITCHEN which is comprehensively equipped with Rational cooker and full selection of stainless steel catering effects and work surfaces. Three section galvanised extraction canopy, fully tiled walls and quarry tiled floor.

Walk-in DRY STORE adjacent.

BASEMENT

There is an extensive BEER CELLAR providing storage facilities, LAUNDRY ROOM, FREEZER ROOM and MAIN BEER CELLAR. There is a lockable wines and spirits cage.

LETTING ACCOMMODATION

The property benefits from Seven Letting Bedrooms. Five in the main building and two in a separate

annexe. Each bedroom was fully refurbished during the early part of 2020 and is extremely well appointed with full bedroom suite, television and en suite bathroom/shower room.

BEDROOM 1, double size with en suite bathroom with suite of wash hand basin, WC and bath with shower over. BEDROOM 2, double room with en suite bathroom having suite of wash hand basin, WC and bath with shower over. BEDROOM 3, a family room with double and single bed and en suite bathroom with suite of wash hand basin, WC and bath with shower over. BEDROOM 4, family room with double and single bed, beamed ceiling and en suite small dressing room and en suite bathroom with suite of wash hand basin, WC and bath. BEDROOM 5 is a double room with en suite bathroom with suite of wash hand basin, WC and bath with shower over.

As part of the main structure of the building, but with separate external entrance are bedroom 6 and bedroom 7. They are located in an annexe which forms part of the main structure of the building but has a separate external entrance. This annexe has in the past been utilised for retail purposes or as a self contained owners suite. It now provides two exceptional letting bedrooms. BEDROOM 6 is double size with full bedroom suite which is located at ground floor and has en suite shower room which has been recently refitted. BEDROOM 7 is a feature bedroom with beam vaulted ceiling. It is a double room with living space and en suite shower room.

OWNERS ACCOMMODATION

SECOND FLOOR

Consisting of good sized KITCHEN with sufficient space for dining table, fitted units and DINING AREA with sufficient space for dining table. Separate WC off landing. Large DOMESTIC LOUNGE with beamed walls and ceiling. BEDROOM 1, double with en suite shower room with suite of wash hand basin, WC and shower. BEDROOM 2, double size.

EXTERNAL

To the rear of the property is an enclosed BEER PATIO with picnic style bench seats able to cater for 50 or so customers seated. There is hard standing CAR PARK with space for eight to ten vehicles.

THE BUSINESS

Our client, the freeholder has owned the business for over twenty years and has never operated the property himself it has been let on a third party lease on a free of tie basis. Therefore, no accurate certified trading accounts are available. However, the current tenant has supplied us with figures of takings from the period May 2019 to October 2020. Due the shutdown the business was only open for 15 months but showed an average weekly turnover of £4,500 net of VAT despite negligible/no income from the letting bedrooms. Indeed of the balance of turnover only 30% was attributed to the food custom highlighting to prospective purchasers scope for developing both the accommodation and the restaurant income further.



TENURE & PRICE

FREEHOLD OFFERS OVER £395,000 to include fixtures and fittings.

Or **LEASEHOLD** on the following terms:

INGOING	£28,500 to include the trade inventory of furniture, fixtures, fittings and effects.
TERM	Six years
RENT	£28,000 per annum
RENTAL PAYMENT TERMS	The rent to be payable monthly in advance and reviewed every third year of the term.
ASSIGNMENT	This agreement is to be fully assignable.
REPAIRS	This is to be a full repairing and insuring lease.
TIE	This agreement is to be free of any trade tie.
DEPOSIT	The successful applicant will be required to lodge with the freeholder a security deposit equivalent to one quarter's rent.
LANDLORD & TENANT ACT	This agreement will be protected by part II of the 1954 Landlord & Tenant Act.

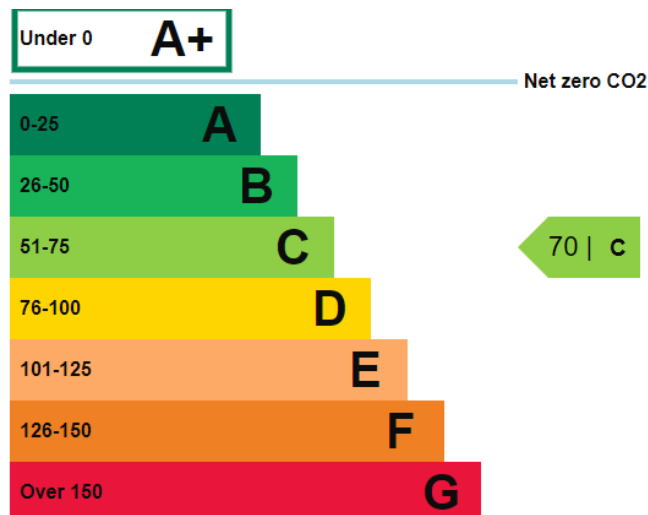
No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 11.00 am and 11.00 pm Monday through to Saturday and 12 noon and 10.30 pm on Sundays.

SERVICES

All mains services are connected.



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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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