



Three Horseshoes

Sambrook, Newport, Shropshire, TF10 8AP

- Traditional village pub in sought after location
- Three character trading areas including bar, lounge & dining room
- Spacious private accommodation
- Excellent outside trading areas including trade garden, beer patio, large car park & one acre paddock
- Available on free of tie agreement
- Currently closed

Leasehold | Nil Premium



LOCATION

The village of Sambrook resides within rural Shropshire equidistant between the towns of Newport and Market Drayton. It is easily reached just off the main A41 nestled within the beautiful Shropshire countryside. The Three Horseshoes sits at the edge of the village and is a detached red brick property that sits within a large site offering trade gardens, parking and paddock of circa one acre. The public house offers three interconnecting trading areas with large flat above but it has been closed since January 2020.

The business has previously traded as a vibrant community pub to the local area with an element of destination dining. There is undoubted opportunity for the pub to reopen and also scope to use the paddock for the development of the business whether that be for events or camping, and would be subject to planning being obtained if required.

TRADE AREAS

Front entrance leading to PUBLIC BAR having quarry tiled floor with large fireplace having solid fuel burner installed. Pub style tables and chairs for approximately 28. Wood panel fronted bar counter from central servery.

DINING ROOM with stripped wood effect flooring and fireplace incorporating solid fuel burner. Part wood panelled walls with heavily beamed effect ceiling. Dining chairs and tables for approximately 22. LOUNGE BAR being an intimate room with stripped wood effect floor, part wood panelled walls and seating for 12. 'L' shaped wood panel fronted bar counter from interconnecting servery.

CATERING KITCHEN to the rear having non slip floor, stainless steel extraction hood and good selection of commercial catering effects and equipment. Adjoining lean to CONSERVATORY used for freezer store, wash-up and prep area.

LADIES and GENTLEMEN'S TOILETS.

KEG CELLAR at basement level, access via wooden stairs from behind servery.

OWNERS ACCOMMODATION

Located at first floor and providing KITCHEN with fitted units. BATHROOM. Large LIVING ROOM. THREE DOUBLE BEDROOMS.

EXTERNAL

The premises reside within large grounds with a BEER PATIO to the front of the property seating approximately 18. Draw on CAR PARK to the side for approximately 40 plus vehicles. OUTBUILDING used for storage. To the rear of the property is a lawned TRADE GARDEN with smoking solution. Further beyond is the large PADDOCK of approximately one acre.

THE BUSINESS

The business has traditionally traded as a village pub to the surrounding area and a number of destination diners. It has been closed since January 2020. All prospective tenants must make their own assessment as to the business's potential future viability.

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

TENURE & PRICE

Nil Premium for the remaining term of a six year part furnished full repairing and insuring lease as set out below:

TERM	Six years from 29 September 2020
LANDLORD & TENANT ACT	The lease is excluded from the security provision of sections 24 through to 28 of the 1954 Landlord & Tenant Act.
RENT	£22,000 per annum exclusive of VAT to be paid quarterly in advance
RENT REVIEW	Year three
REPAIRS	A full repairing and insuring lease
RENT DEPOSIT	£3,000
TIE	Free of tie

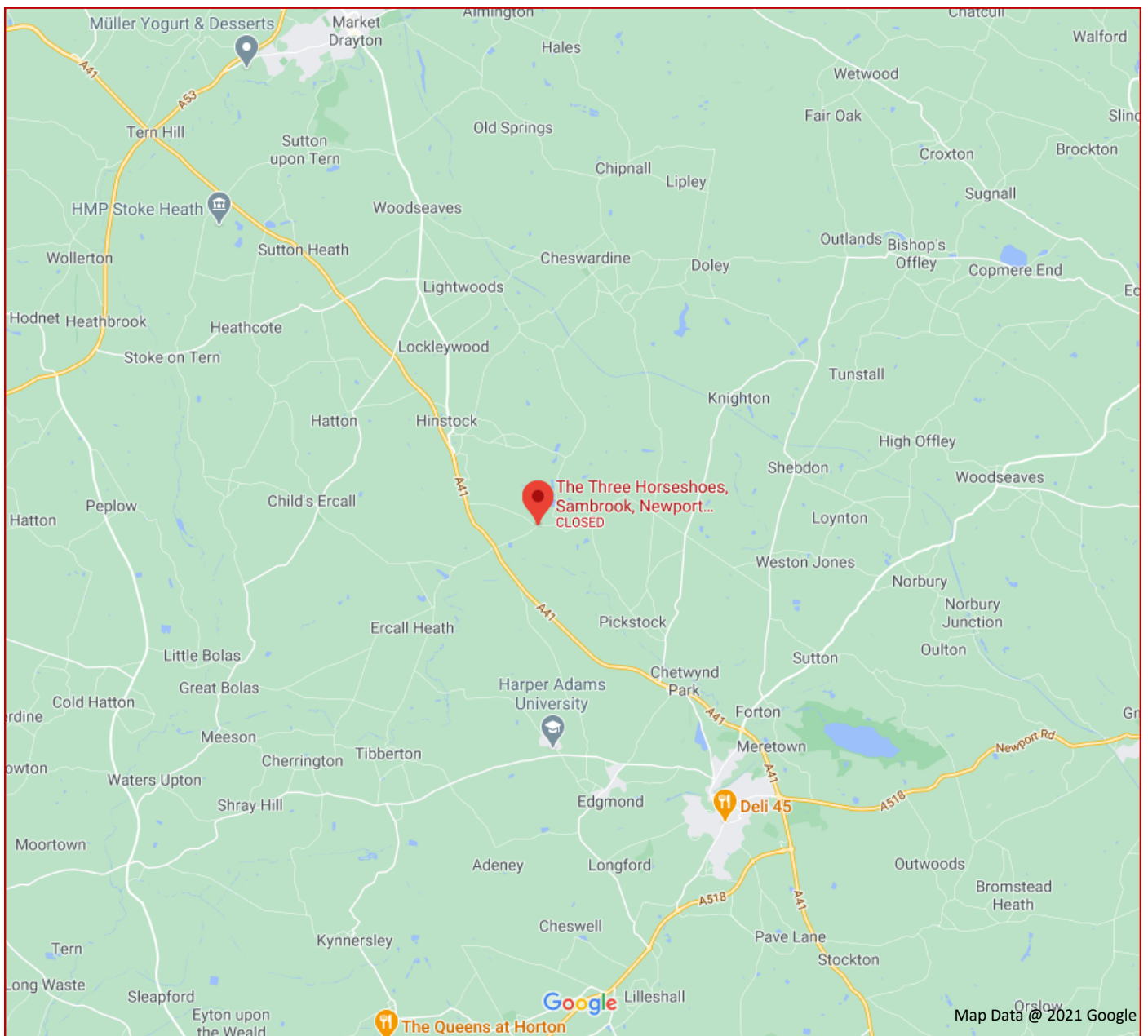
LICENCE

A Premises Licence is held

SERVICES

Mains electric, water and drainage.
Oil fired central heating.
LPG use for cooking.





More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

120 This is how energy efficient the building is.

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EPC Reference: 0940-9938-0334-8990-4020

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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