



The White Horse Inn

Pulverbatch, Shrewsbury, Shropshire, SY5 8DS

Tenure: Freehold £395,000 | Leasehold £25,000

Ref: 96303

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

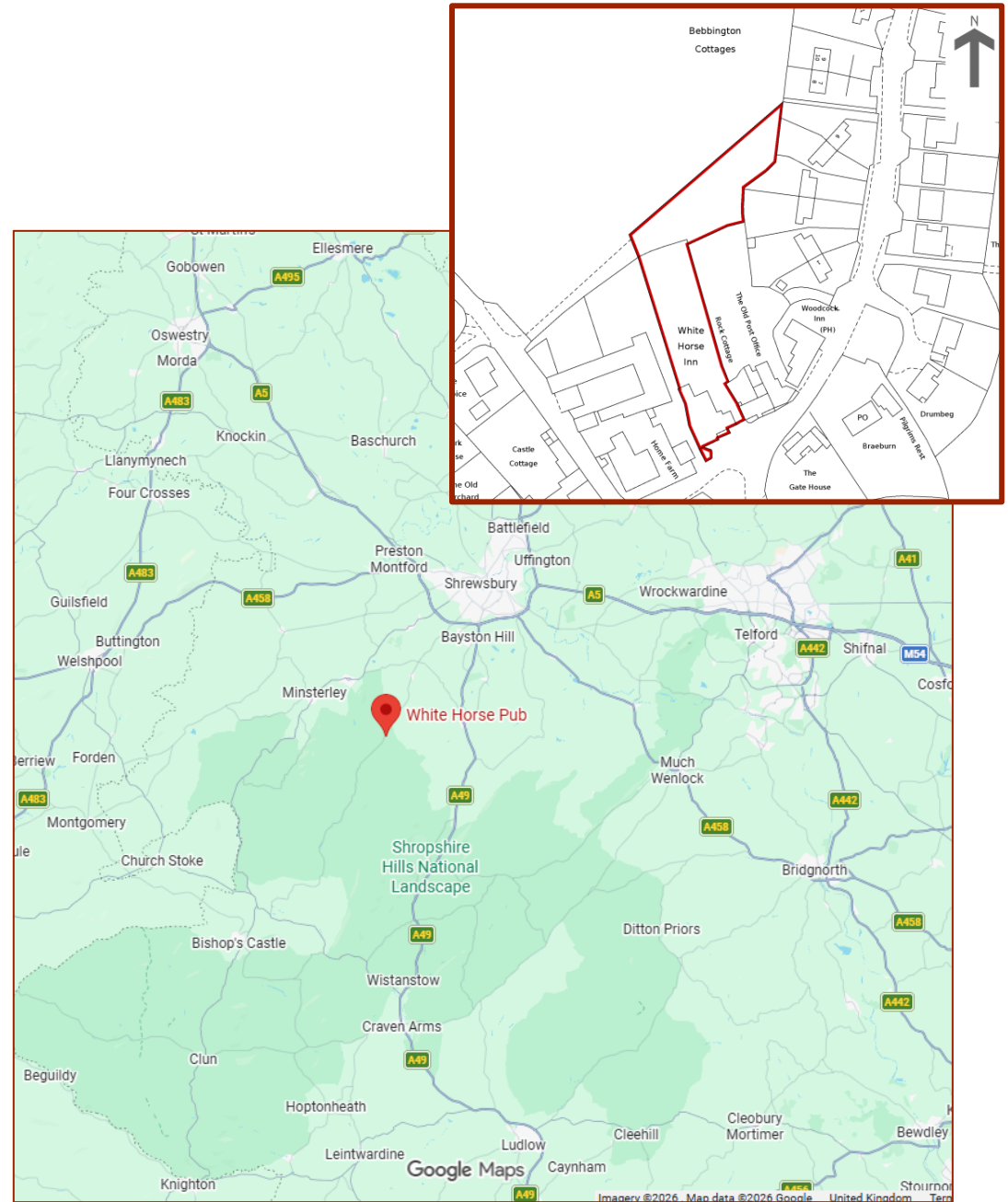
- Character cottage style village pub
- Three en suite letting bedrooms
- Three section bar
- Two bedroom owners' accommodation
- Attractive restaurant and games room
- Large car park and small paddock

Location

The White Horse is a very traditional village inn dating back to the 15th century and being a Grade II listed property. It has an abundance of character and charm throughout with heavily beamed ceilings and walls, boarded floors and fireplaces.

The village is located in the beautiful countryside in the Shropshire Hills, an area of outstanding natural beauty just south of Shrewsbury towards the Long Mynd and Stiperstones, which provide excellent cycling and walking country.

The Inn offers an excellent starting point for walkers, horse riders, mountain bikers and others partaking in countryside pursuits. Along with this, it is just 15 minutes from Shrewsbury town centre and only 11 miles from Bishops Castle.



Trade Areas

Main front entrance vestibule leading to OPEN PLAN LOUNGE BAR of immense quality and character, having part boarded and part carpeted floors, heavily beamed ceiling, and feature inglenook fireplace. The room is in three principal areas, arranged around a central BAR SERVERY which has panelled frontage. There is a mixture of traditional seating for up to 40.

Set of LADIES' and GENTLEMEN'S TOILETS.

The RESTAURANT is located to the rear of the main lounge bar, is carpeted, and has dining tables and chairs for up to 40. Small GAMES AREA off the restaurant with a pool table, darts area, and fully equipped BAR SERVERY.

CATERING KITCHEN of excellent size having a good selection of commercial catering effects and equipment.

On-level BEER CELLAR.

Owners' Accommodation

KITCHEN with modern fitted units. TWO DOUBLE SIZE BEDROOMS. Large LOUNGE with access onto a flat roof GARDEN. BATHROOM with suite of wash hand basin, WC, bath and shower.

Letting Accommodation

The letting accommodation comprises three bedrooms:
BEDROOM ONE: single with EN SUITE SHOWER ROOM.
BEDROOM TWO: double with EN SUITE SHOWER ROOM.
BEDROOM THREE: twin with EN SUITE SHOWER ROOM.







External

To the front, adjacent to the main entrance, is a split-level BEER PATIO, part of which is covered by an original canopy in the main building. Assorted seating for approximately 30.

There is picnic style bench seating to the rear of the property, adjacent to patio doors off the restaurant area.

Outstanding CAR PARKING for 40; beyond this is a grass Paddock.

The Business

Our client has owned the property since 2012, operating the same until 2023. It has subsequently been let to independent tenants and therefore recent trading figures are not available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.



Tenure & Price

FREEHOLD £395,000 to include fixtures and fittings. **OR, ALTERNATIVELY, LEASEHOLD as below.**

The Property is elected for VAT. VAT will be levied on the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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

LEASEHOLD	£25,000 to include fixtures and fittings.
TERM	Six years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance.
RENT	£20,000 plus VAT per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free-of-tie.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will be payable on the Premium and rental payments.

Licences

A Premises Licence is held permitting the retail of alcohol:

Sunday to Thursday: 11:00 – 00:00

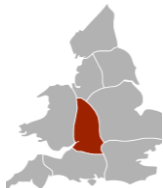
Friday and Saturday: 11:00 – 01:00

Services

All mains services are connected. The property has the benefit of gas fired central heating.

Rateable Value: £6,600 from 1st April 2026.

Local Authority: Shropshire Council.



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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.