



The Greyhound Inn

Overton Road, St Martins, Oswestry, Shropshire SY11 3HD

Freehold Offers Over £350,000

- English/Welsh border village
- Family run for over 25 years
- Three section trade area (100)
- Sizeable trade garden
- Standing in approximately 1.27 acres
- Potential for further development

Ref: 94432

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SP Sidney
Phillips



LOCATION

St Martins is a village in the county of Shropshire and lies north of Oswestry and east of Chirk on the English/Welsh border. The area is full of history from Roman encampments, visits from Owain Glyndwr, agricultural and mining areas. Notable tourist attractions include Chirk Castle, Llangollen and Ty Mawr Country Park. The village is located off the A5 London to Holyhead and the A483 which gives access to Wrexham and Chester northbound and Shrewsbury to the south.

The property is arranged over two storeys and is of brick construction with exposed timber frontage under a slate roof and sits in approximately 1.27 acres of grounds.

TRADE AREAS

Carpeted VESTIBULE area giving access to the MAIN BAR with loose dining and stool seating for 30, wood laminate and carpeted flooring, exposed ceiling joists, wood panelled BAR SERVERY with stained glass top, BACK BAR with Altro flooring, refrigeration units and mirrored back wall. Open brick fireplace with log burner leading to RESTAURANT which offers 40 covers. FRONT ROOM with loose dining and fixed upholstered seating for 30. Brick fireplace with log burner which is well appointed throughout. This room is used for private parties and as an overflow dining area.

HALLWAY offset featuring LADIES' and GENTLEMEN'S TOILETS plus STOREROOM.

Two section TRADE KITCHEN with Altro flooring throughout and offers a good selection of appliances and catering equipment including hood canopy, WASH and PREP AREAS. The second area features refrigeration and freezer units, central PREP AREA.

BASEMENT to CELLAR behind bar featuring STORE, KEG ROOM and BEER DROP.

OWNERS ACCOMMODATION

With its own private access:

First floor comprises: BATHROOM with walk in shower and bath, spacious LOUNGE with STOREROOM offset, double BEDROOM

Second floor: 2 single BEDROOMS and 2 double BEDROOMS.

EXTERNAL

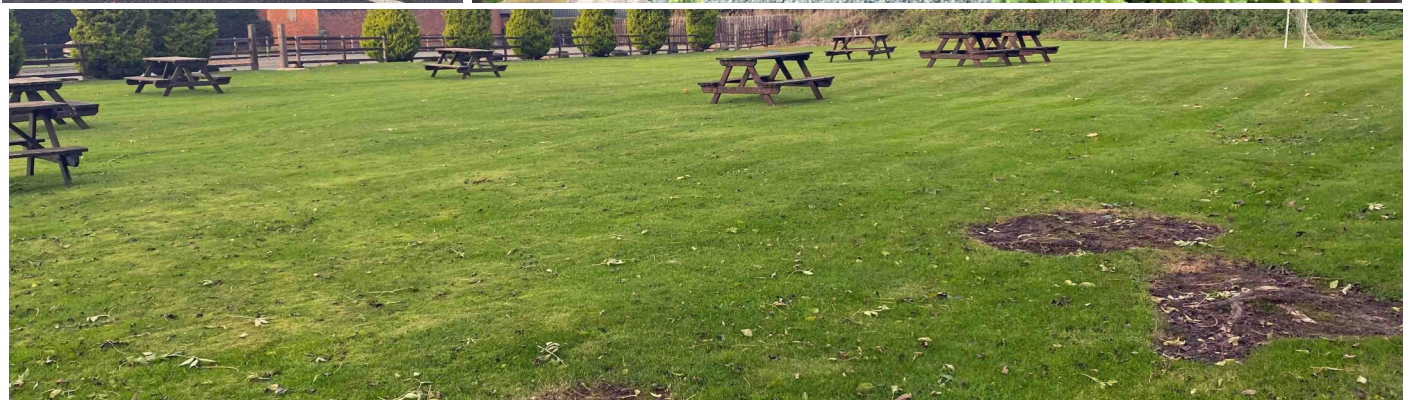
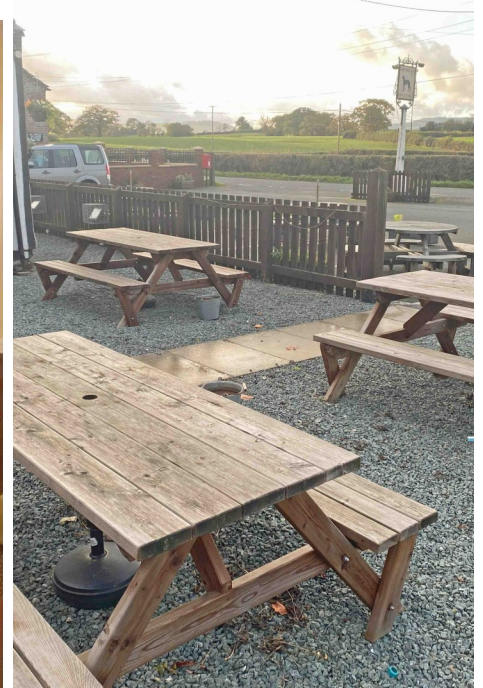
Tarmac and pebble car park for 60 vehicles.

To the front is an enclosed pebbled TRADE GARDEN with wooden sheltered area offering seating for 32 with picnic style benches in car park area offering seating for 50. Generous size lawned TRADE GARDEN which currently accommodates 50 but has scope for 200+. Internal TRADE PATIO over split levels with flagged and decking areas and seating for 50. STORAGE and SHED AREA offset the kitchen.

Owners accommodation offers a private PATIO with spacious lawned area.

THE BUSINESS

The Greyhound has been family run for over 28 years and has an excellent reputation from both locals and those living in the surrounding areas with many holiday homes and parks nearby. Our client currently operates the inn as a lifestyle business on limited hours with net sales for the year ending March 2023 showing a net turnover of £238,409 with a gross profit of £141,164 for the year ending March 2022 there was a net turnover of £255,765 with a gross profit of £161,559. The business offers scope for growth by extending current opening hours, extensive marketing and also the potential to develop holiday lets or pods on the sizeable adjacent land, subject to planning permission, for which there is much demand in the area.



TENURE & PRICE

FREEHOLD OFFERS OVER £350,000 to include goodwill and fixtures & 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

A full Premises Licence is held.

SERVICES

Mains electric and water are connected.

Current opening hours:

Monday: closed

Tuesday: 17:00 - 20:00

Wednesday: 12:00 - 14:00 then 17:00 - 20:00

Thursday: 12:00 - 14:00 then 17:00 - 20:00

Friday: 12:00 - 14:00 then 17:00 - 21:00

Saturday: 12:00 - 14:00 then 17:00 - 21:00

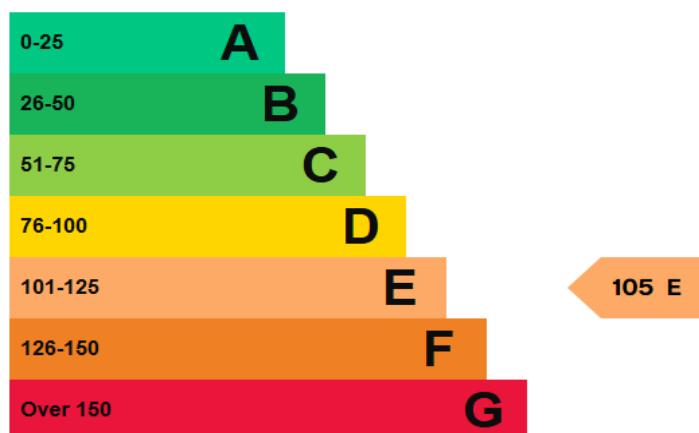
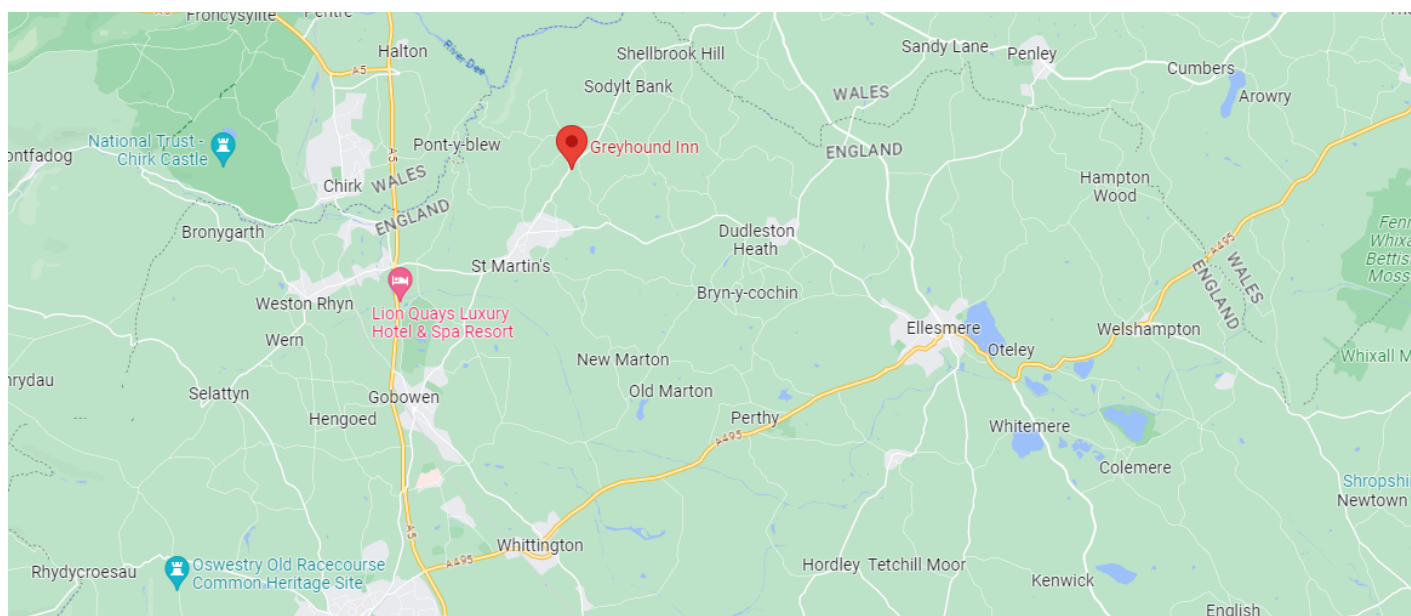
Sunday: 12:00 - 18:00

Septic tank drainage

Bottled Calor gas.

Local Authority: Shropshire Council

Rateable Value as at 01 April 2023: £12,300



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

EPC Reference: 5872-0438-9896-2462-0475

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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