



White Lion

2 & 3 West Castle Street, Bridgnorth, Shropshire, WV16 4AB

Leasehold £28,500

- Market Town Centre Coaching Inn
- Two-section main bar
- 4 bedroom owners accommodation
- 4/5 letting bedrooms
- Separate shop unit
- Excellent trade garden
- Favourable free of tie lease

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 **Sidney
Phillips**



LOCATION

The riverside town of Bridgnorth stands astride the River Severn and is one of the West Midlands most popular and sought after residential locations, commanding some of the highest property values in the UK. The town is located at the junction of three major "A" routes and is well known for being the terminal for the Severn Valley Steam Railway. It is also the home of a funicular railway, the Castle Hill Railway, which is not only the steepest but the only inland railway of its type in England.

The White Lion is a Grade II Listed Georgian former coaching inn which occupies a prime position in the centre of the town. It has a wealth of period charm and character and the former carriageway access leads to a courtyard garden beyond. In addition to the public house there is spacious owners accommodation, letting accommodation and a separate Shop Unit. The property is briefly described as follows:-

TRADE AREAS

Two-section open plan BAR AREA arranged around a CENTRAL BAR SERVERY which is the fulcrum of the trading area and has counters with panelled front to both sides. The FRONT BAR has a part carpeted floor, beamed ceiling, feature fireplace with antique brick surround and cast iron canopy over. Traditional bench and loose seating currently arranged for 30. The REAR BAR is similarly appointed, seating for 30 and has convenient access onto the external trading areas. Off the inner hallway are the LADIES & GENTLEMENS TOILETS.

Located on the opposite side of the coaching archway is the CATERING KITCHEN, having quarry tiled floor and a selection of catering effects utilised for the preparation of snacks etc. Adjacent BOTTLE/GENERAL STORE with shelved racks.

OWNERS ACCOMMODATION

Domestic KITCHEN having fitted units. Laundry/Utility Room adjacent. LOUNGE. BEDROOM 1 (double), BEDROOM 2 (double). WC off the landing.

BEDROOM 3 (double) and BEDROOM 4 (double) having en suite BATHROOM with wash basin, WC and bath.

LETTING ACCOMMODATION

5 LETTING BEDROOMS, one of which is a small single and rarely used. Two of the bedrooms (1 twin, 1 single) are a "suite" with a BATHROOM, and therefore are only let together.

The bedrooms are located in separate parts of the property. BEDROOMS 4 & 5, the two bedroom

suite, is over the main building and is approached from the rear courtyard via an external staircase. The remaining three bedrooms are on the other side of the coaching arch at first floor level. BEDROOM 1 (double) with en suite SHOWER ROOM. BEDROOM 2 (double) with en suite SHOWER ROOM. BEDROOM 3 (small single) currently utilised for storage/as a Laundry Room. En suite SHOWER ROOM.

EXTERNAL

Feature of the trading area is the TRADE GARDEN which is brick paved, flagged and lawned and has external seating for over 100 customers. This area is partially covered and provides excellent external trading areas in a "courtyard" style.

SHOP PREMISES

(Approx 5m x 4m) having an entrance off the main street on the opposing side of the coaching arch. The shop has a glazed front and is currently utilised as an antique shop/emporium. In the past this unit has been utilised as a RESTAURANT/CAFÉ and has direct access to the kitchen which stands adjacent.

THE BUSINESS

The property is owned by a private investor and for the last 15 years has been operated by the same successful publican on a private lease agreement independently of the freeholder. Therefore, no trading figures are available and 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

LEASEHOLD £28,500 to include fixtures, fittings and goodwill. 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.

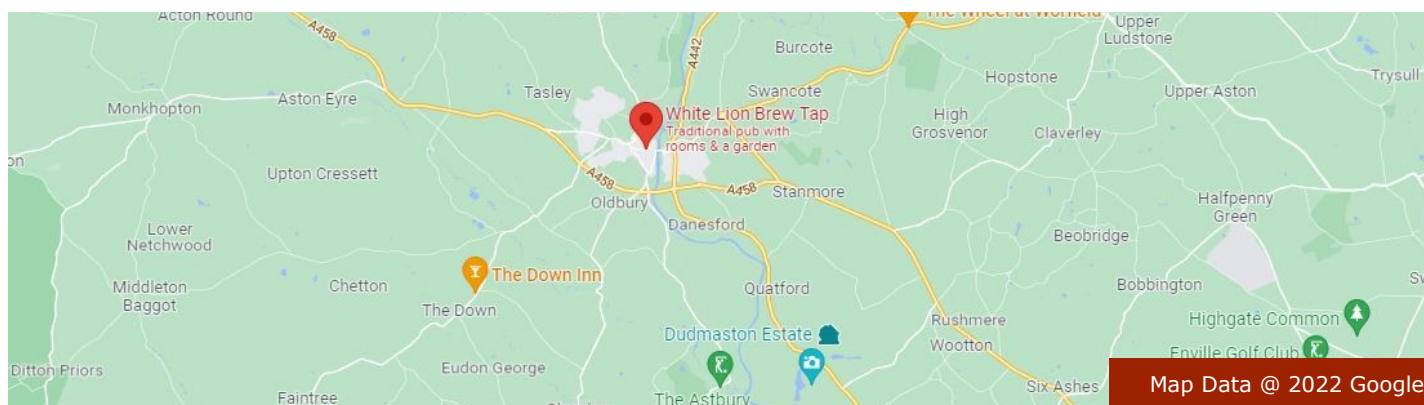
LEASEHOLD	£28,500 to include the inventory of trade furniture, fixtures,
TERM	For a term of six years
LANDLORD & TENANT	This agreement will be protected by Part II of Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable, subject to Landlord's consent
DEPOSIT	The successful applicant will be required to lodge with the freeholder a security deposit equivalent to one quarter's rent in advance
RENT	Annual rent £38,000 paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	Please note that VAT will not be payable on the Premium and rental payments

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol on and off the premises between 10am to 11.30 pm Sunday to Thursday, and 10am to 1.30am on Fridays and Saturdays.

SERVICES

All mains services are connected
Gas fired central heating



BUSINESS MORTGAGES

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