



The Harp Hotel

High Street, Albrighton, Wolverhampton, Shropshire WV7 3JF

- Traditional Village Centre Free House
- Sought After Residential Village
- Substantial Period Property
- Large Private Flat and Gardens with Parking
- Established Trade "Wet Only"
- Currently Operated Under Management
- Providing Huge Scope to Develop Business

Freehold | £397,500



LOCATION

The thriving and much sought after dormitory village of Albrighton is located in Shropshire close to its border with Staffordshire and the nearby city of Wolverhampton. It is a sought after residential location due to its close proximity to Wolverhampton, Bridgnorth and Telford. It enjoys excellent communication links being between the A41 and the A464, just 2 miles from junction 3 of the M54 motorway. It also enjoys a direct rail link being on the Shrewsbury to Wolverhampton line. It is also the home to the world renowned David Austin Roses and is near to RAF Cosford. The village enjoys an excellent level of amenities with a large number of clubs, pubs, restaurants and shops to cater for its population of some 5,000.

The Harp Hotel holds a prominent location at the centre of the village with frontage to a small green along the high street with its mature and well planted tree line. The property appears to have originated in the nineteenth century and is constructed in the main of brick with part render and colourwashed elevations under predominantly pitched slate tiled roofs. It offers two well planned and easy to operate trading areas at ground floor with rear beer patio easily reached from both. At first and second floor is the owners accommodation which is appointed to a very good standard and provides scope for some letting accommodation..

Our clients purchased the business in 2014 and have operated it under management during its working life with them. Due to other business commitments and the logistics of operating the Harp from their Brewery in Wiltshire, they have decided to relinquish their interest and offer the business for sale.

PROPERTY

GROUND FLOOR

FRONT ENTRANCE VESTIBULE leading to trading areas. LOUNGE BAR being a large 'L' shaped room with part carpeted and part exposed wood floor. A mixture of fixed wall bench seats and low bar stools around pub style tables for approximately 40 seated with ample room for more standing. Curved leather panel fronted bar counter from CENTRAL SERVERY.

PUBLIC BAR having exposed wood effect flooring, partially exposed wood panelled walls and beamed ceiling. Fixed bench seating and bar stools for approximately 20 with ample room for more standing. Bentwood panel fronted bar counter from CENTRAL SERVERY. Pool table, juke box, dartboard and AWP machines.

LADIES AND GENTLEMEN'S TOILETS and cleaning cupboard.

OWNERS ACCOMMODATION

FIRST FLOOR

Well appointed OWNERS ACCOMMODATION consisting of large OPEN PLAN KITCHEN/LOUNGE/DINER. THREE DOUBLE BEDROOMS, one having EN-SUITE SHOWER ROOM. BATHROOM. WC. OFFICE with steps to second floor.

SECOND FLOOR

SELF-CONTAINED FLATLET offering LOUNGE with sink unit and BATHROOM off. Large DOUBLE BEDROOM.

BASEMENT

TWO SECTION KEG CELLAR with drop from the front of the property.

EXTERIOR

To the rear of the property is a large enclosed BEER PATIO with large timber constructed smoking solution. In total the garden and smoking solution can accommodate up to 100 guests seated with ample room for more standing. Lockable stores. Wall enclosed CAR PARK for approximately 6 vehicles.

THE BUSINESS

The Harp Hotel trades as a traditional village free house offering wet sales only. It has a good reputation for real ales. It enjoys an excellent level of trade from the village. Our clients have always operated the business under management and their accounts for the year ending the 30th September 2018 show sales exclusive of VAT of £234,792. The business offers wet sales only.

TENURE & PRICE

FREEHOLD £397,500 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.



LICENCE

A Premises Licence is held for the supply of alcohol between the hours of midday until midnight Sunday to Thursday, midday until 02.00 am Friday and Saturday.



More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Mixed-mode with Natural Ventilation
Total useful floor area (m²): 301
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 96.81

66 This is how energy efficient the building is.

Benchmarks

Buildings similar to this one could have ratings as follows:
34 If newly built
92 If typical of the existing stock

EPC Reference: 0430-0439-7779-4191-1006

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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SERVICES

All mains services are connected.

BUSINESS MORTGAGES – 01834 849795

We can help with arranging funding for your purchase of this or any other business.

INNPLAN INSURANCE – 01432 378696

Immediate and competitive cover for your property, business and contents

UTILITY HELPLINE – 01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

Tel: 01981 250 333

Email:

Midlands@sidneyphillips.co.uk

