



CONFIDENTIAL

Highly Profitable Food-led Pub

Ref: 5854372

Shropshire

Freehold: £950,000

Located in an Affluent Village

Approximately 180 Internal Covers

80 Car Parking Spaces

Substantial Well Maintained Detached Building

June '22 to May '23 Turnover £1.26m

Net Profit £313,111. Energy Rating C



A hugely profitable and robust business with excellent profits which would suit a first time entrant or an existing operator looking to add to their portfolio. The business benefits from loyal and repeat custom and has a very strong reputation in the local and wider area for its quality fresh food offering. The business is located in the beautiful Shropshire countryside on a generous sized plot and is well presented and maintained throughout. Despite local competition, the business performed exceptionally well throughout recent years with an over £854k Gross Profit over a 12 month period between June 2023 and May 2022. Viewing is highly recommended.

Location

The property in question is situated in an affluent village in Shropshire and is less than 15 miles from various major conurbations. The property is also easily accessible from major transport links such as the M54.

Description

The property was rebuilt from brick to an excellent standard to create a substantial detached two storey premises. The site benefits from 80 car parking spaces and offers approximately 180 internal covers and a further 100 external covers, with the ability to extend the outside seating space further

Internal Details

The ground floor is split into two sections and has been tastefully designed in a contemporary fashion and offers spacious and open plan dining. The first section provides a more casual setting for drinkers whilst the section to the rear is more formal and intimate. The trading areas are in good condition and have benefited from regular investment. As such, the property requires very little, if any, capital expenditure. Located to the rear is a fully functioning commercial kitchen with modern equipment such as a Rational oven.

First Floor

The first floor comprises a large office and boardroom, two bed sits and a self-contained flat for management.

External Details

Total site area is c.0.8 acres.

Trading Information

For the Y/E May 2023 the business reported a net turnover of £1,259,479 with a net profit of £313,111. Detailed financials will be given to seriously interested parties following a formal viewing.

Business Rates

The current Rateable Value is £57,500 from 01 April 2023.

Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.

For full information on Christie Insurance please call 03330 107189

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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