



THE DOWN INN

Ludlow Road, Bridgnorth, WV16 6UA

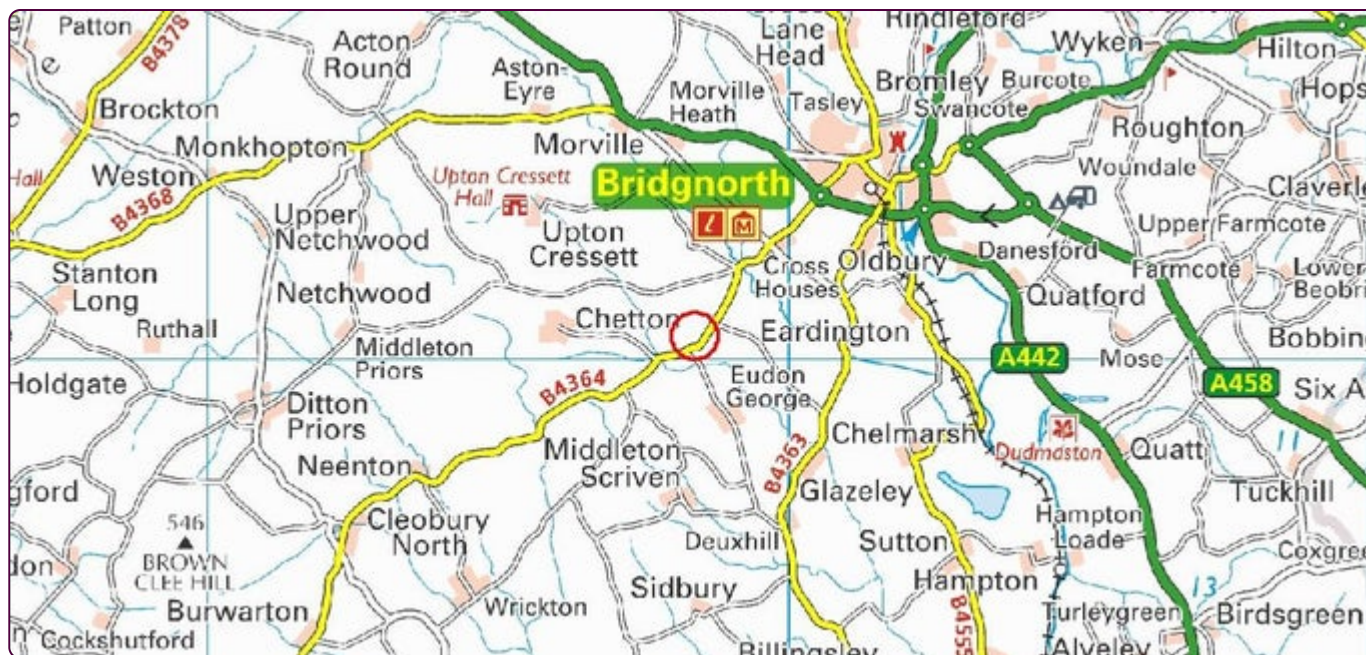
FREEHOLD: £1,400,000 | REF: 5854415

KEY HIGHLIGHTS

- Annual Turnover of £1.4m
- EBITDA £174,000
- 11 en-suite rooms
- Bar, Carvery & Restaurant
- Front and Rear Car Park
- 1.192 Acre site | EPC Rating B

LOCATION

Nestled in the heart of Shropshire's countryside, The Down Inn enjoys a prime position on Ludlow Road, just three miles southwest of Bridgnorth. Surrounded by rolling farmland and scenic walking routes, this traditional country inn offers a tranquil escape for visitors. The area is renowned for its natural beauty and heritage attractions, making the inn a popular choice for both locals and tourists seeking an authentic rural experience.





DESCRIPTION

The Down Inn is a long-established, family-run country pub with rooms, set in the picturesque surroundings of Bridgnorth. With over 20 years of successful operation, it combines rustic charm—complete with roaring log fires and traditional ales—with modern hospitality. The venue offers a full-service experience, including hearty breakfasts, a renowned carvery, and comfortable overnight accommodation. Its reputation for quality and warmth makes it a sought-after destination for weddings, private events, and group bookings, all supported by a dedicated and experienced team.



THE OPPORTUNITY

This is a rare chance to acquire a thriving hospitality business with a strong brand and loyal customer base. The Down Inn appeals to a broad demographic—from weekend visitors and wedding parties to local diners and repeat guests. There is clear potential to grow the business further through enhanced digital marketing, expanded event offerings, or upgrades to the accommodation.

INTERNAL DETAILS

The Down Inn features a welcoming and characterful interior that seamlessly blends traditional country charm with modern hospitality. Guests are greeted by exposed beams, cosy fireplaces, and a relaxed yet refined atmosphere. The venue is thoughtfully arranged to support a wide range of guest experiences, including casual drinks in the main bar and lounge, hearty meals in the restaurant and carvery, and memorable celebrations in the versatile function room. Eleven en-suite guest rooms provide comfortable overnight accommodation, while well-equipped back-of-house and staff areas ensure smooth day-to-day operations. This flexible layout allows the business to cater effectively to everything from intimate dinners to large-scale events.

FIXTURES & FITTINGS

Details available upon request.

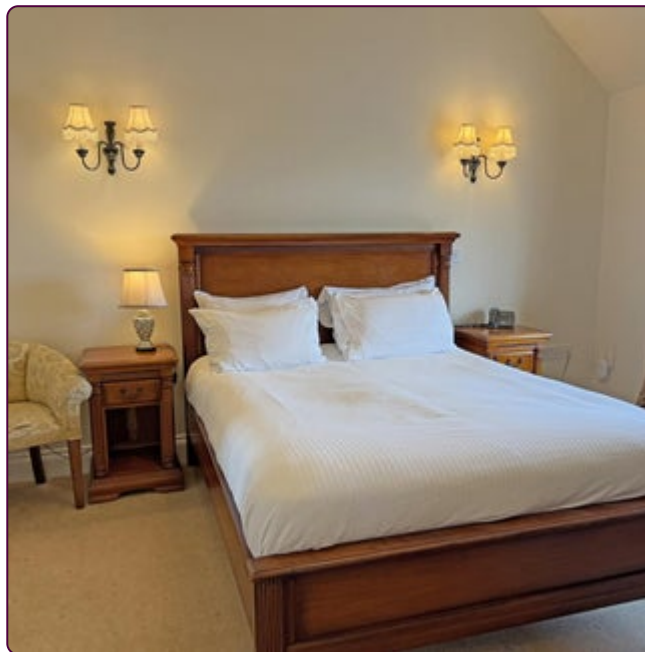
LETTING ACCOMMODATION

Comprises of 11 Ensuite Rooms.

OWNER'S ACCOMMODATION

Includes Owners accommodation





EXTERNAL DETAILS

Site Area: Approximately 1.192 acre.

Separate Entrances: For bar restaurant, and accommodation areas

Front & rear car park

TRADING INFORMATION

Annual turnover of £1,400,000 (Y/E March 2025).

Further financial and trading information available upon request

STAFF

Owner-operated with support from a team of full-time and part-time staff. Additional staffing details available upon request.

TRADING HOURS

Monday to Thursday

12noon - 11.00pm

Friday & Saturday

12noon – 11.00pm

Sunday

12noon - 10:30pm

BUSINESS RATES

The Rateable Value is £68,750 with effect from 1 April 2023.
Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises License.





National Commercial Property
Compliance & Marketing

Energy Performance Certificates
(EPCs)
Professional Property Photography
Land Registry Compliant Lease Plans
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Detailed Property Photography
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DO NOT SCALE THIS DRAWING

Drawing No:

Rev. Date. Description

BakerLife
Tel: 01452 670000
info@bakerlife.com
www.bakerlife.com

Project: Floor Plans

The Crown Inn
Ludlow Road
Bridgnorth
Shropshire
WV16 6UA

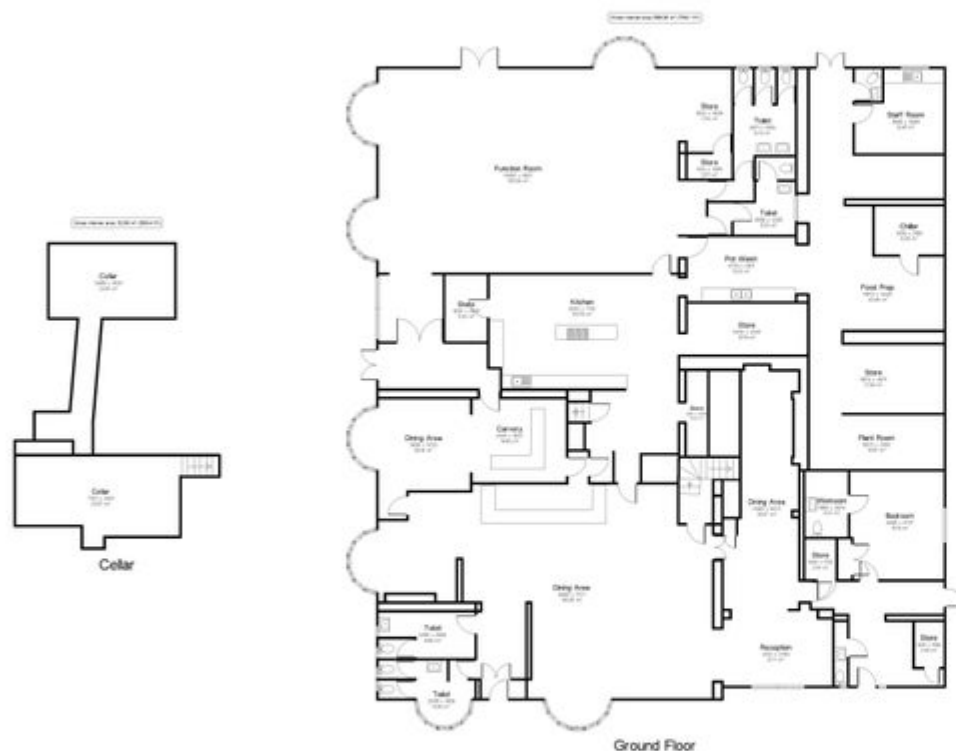
Drawing No: 0008-20-JNL-20

Drawing Title: Floor Plan

Drawing Date: 2022

Drawing Size: A1

Sheet 1



DEBT & INSURANCE ADVISORY

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CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

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



JAMES DODD

Business Agent - Pubs and Restaurants

T: +44 7561 114 985

E: james.dodd@christie.com

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