

The Ugly Duckling

Long Lane
Telford
TF6 6HA

Freehold: £950,000

Ref: 5652054

CHRISTIE & CO

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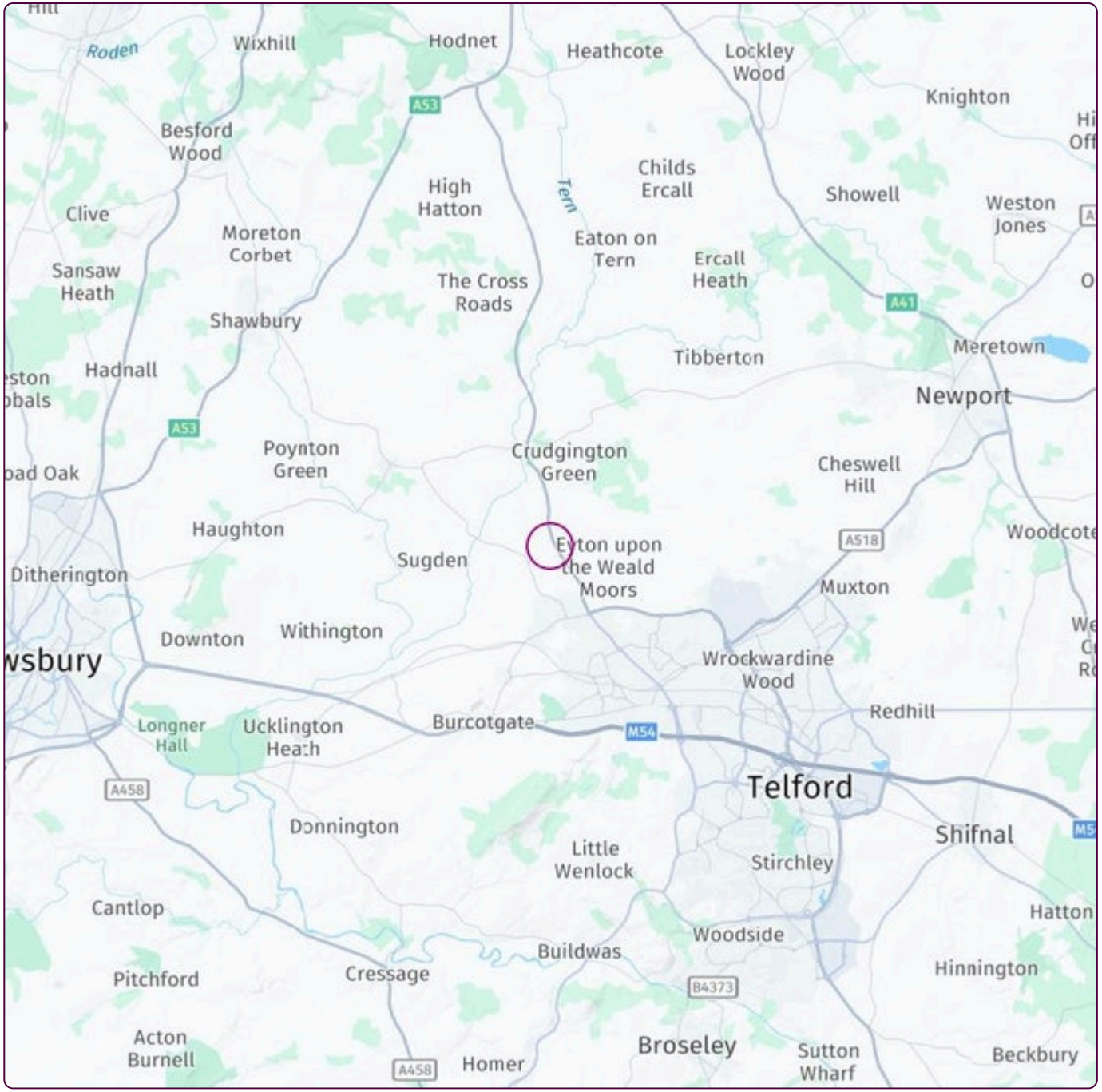
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KEY HIGHLIGHTS

- Affluent Village Location
- Approximately 360 Covers (180 Internal)
- Five En-suite Boutique Letting Bedrooms
- On Site Manager Accommodation
- 0.817 Acre Site | EPC Rating C
- Former 19th Century Coal Yard Developed Into a Gastropub

LOCATION

The public house is located on Long Lane, just north of Telford, and is directly accessible via the A442, a key local route connecting to the M54 motorway within approximately 10 minutes by car. This provides onward access to the M6 and the wider West Midlands region. Wellington railway station is the nearest rail link, situated around 3.3 miles from the property, offering regular services to Birmingham, Shrewsbury, and other regional destinations. Local bus services, operate regularly in the area with stops very near the pub.









DESCRIPTION

The Ugly Duckling is a reputable freehold public house located in a semi-rural position on the outskirts of Telford, Shropshire. The property occupies a prominent roadside site and has been modernised to support a food-led hospitality business with additional guest accommodation.

THE OPPORTUNITY

The Ugly Duckling presents a great opportunity for both new and experienced operators looking to take on a well-regarded hospitality business. The business benefits from a loyal customer base and consistent demand, particularly for its popular brunch and event offerings.

The site is well-presented and sits on a spacious plot in the Shropshire countryside, offering room for further development or diversification. With multiple income streams already in place, the business is turn key with opportunities for expansion.

INTERNAL DETAILS

Following a comprehensive refurbishment, the property presents a modern and welcoming environment across its restaurant and bar areas. The main dining space is arranged in an open-plan format with a combination of standard and booth seating, while an adjacent lounge offers a more relaxed setting suited to informal gatherings. A dedicated function room, positioned alongside the main trading areas, includes its own bar and food servery and is regularly used for private events.

The premises are supported by a fully equipped commercial kitchen, with associated preparation areas and separate male and female WCs.

On the first floor, five letting bedrooms provide varied accommodation, comprising one king-size room, two doubles, and two twins. Each room includes an en-suite bathroom and flat-screen television. The floor also includes a manager's flat with a double bedroom.

The basement level houses a beer cellar and dedicated beer drop area.

The sale includes all fixtures and fittings within the premises, excluding any items owned by third parties or of personal significance to the current owners.









LETTING ACCOMMODATION

5 Refurbished En-Suite Letting Bedrooms

OWNER'S ACCOMMODATION

One Bedroom managers accommodation with open plan living area and bathroom.

TRADING HOURS

Monday - Closed
Tuesday - 12–5 pm
Wednesday - 12–11 pm
Thursday - 12–11 pm
Friday - 10–11 pm
Saturday - 10–11 pm
Sunday - 12–9 pm

There is scope to increase turnover and trading hours.

TRADING INFORMATION

Turnover '25 - £1,175,352
GP '25 - £737,300
EBITDA '25 - £115,962

STAFF

The business is currently owner operated with an accompaniment of full and part time staff. Further details can be provided upon request.





EXTERNAL DETAILS

The total site area is 0.817 acres inclusive of the customer car park.

BUSINESS RATES

The rateable value of the property is £27,500, effective from April 2026.

Prospective purchasers are advised to verify the actual business rates payable with the local authority.




Ground Floor
1st Floor
Basement

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

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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:



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