

BRADFORD ARMS

Knockin, Oswestry, SY10 8HJ

FREEHOLD: £225,000 | REF: 5652136

CHRISTIE & CO

Regulated by RICS

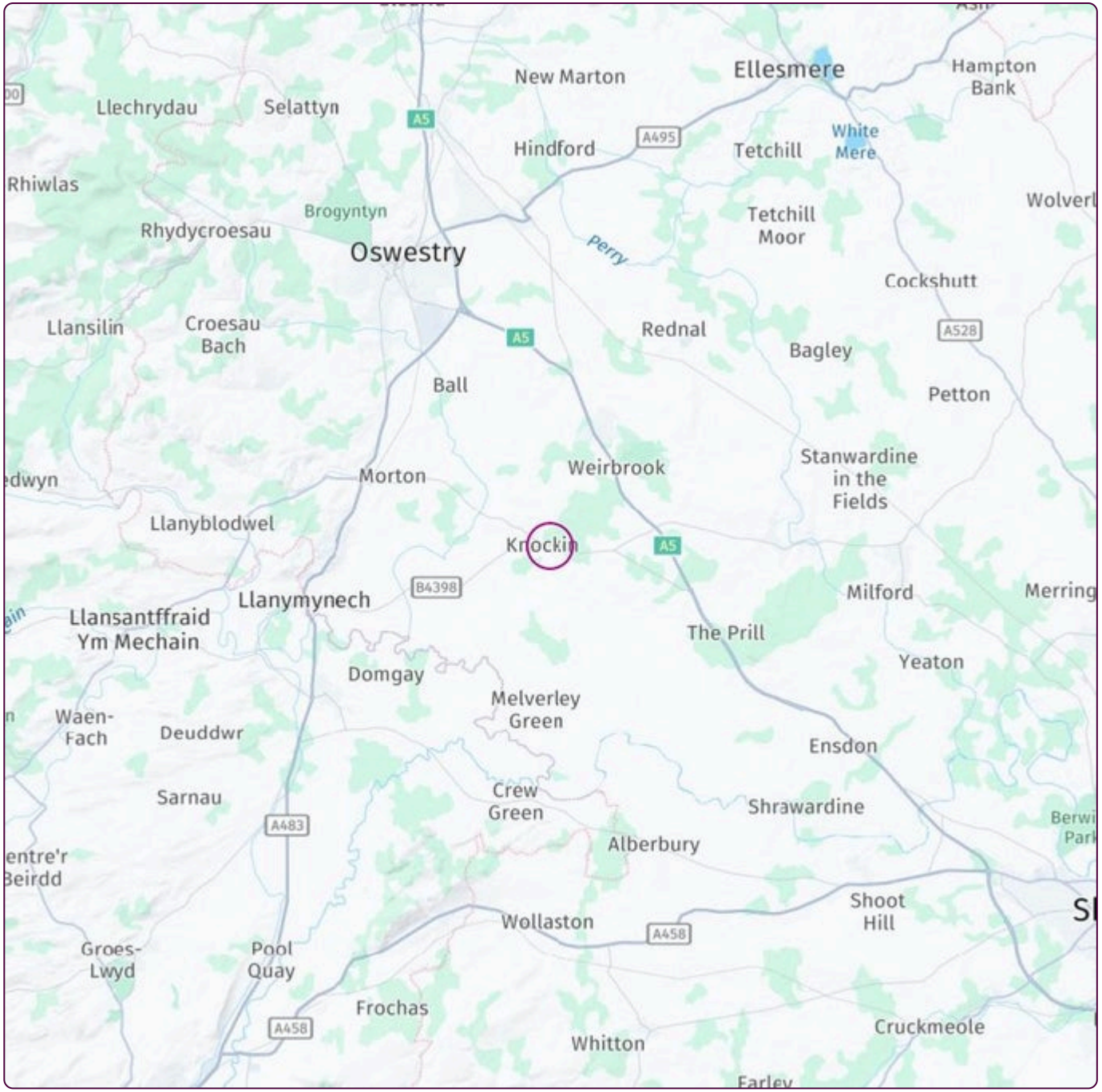
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KEY HIGHLIGHTS

- Roadside pub with detached barn
- Restaurant (c.35) & Bar (c40)
- Beer Garden (c.30)
- Five Bedroom Owners Accommodation
- Parking for over 20 vehicles
- EPC Rating D

LOCATION

Situated in the heart of the popular village of Knockin, approximately eight miles south-east of Oswestry, the property occupies a prominent roadside position on the B4396, the principal route through the village. Benefiting from a traditional village setting, the pub enjoys strong local support whilst also attracting passing trade. A small residential housing development opposite the property provides an additional and growing customer base, enhancing its long-term trading potential.









DESCRIPTION

A substantial detached public house arranged over three storeys, the property is an attractive Edwardian village landmark offering extensive trading space, substantial owners' accommodation and a range of ancillary facilities. The building occupies a prominent position and provides a versatile hospitality opportunity suited to a variety of operating styles.

INTERNAL DETAILS

The ground floor comprises a number of distinct trading areas including a snug bar, games room, main lounge bar and dining room with seating for approximately 75 covers. A fully fitted commercial kitchen supports the food operation, whilst the upper floors provide spacious owners' accommodation comprising five double bedrooms, bathrooms on each floor, lounge, kitchen and office space.

FIXTURES & FITTINGS

All in situ trade fixtures and fittings owned by the freeholder are included within the sale price. No inventory will be provided, and the property is being sold as seen. The Seller reserves the right to remove any third-party items, such as branded items , gaming machines, and including dispense and beer flow monitor equipment and cellar cooling.

VAT

VAT will be payable, in addition, at the prevailing rate. Normally 90% of the gross purchase price, however, we advise that any perspective purchaser consults an accountant.

EXTERNAL DETAILS

Externally, the property benefits from a generous beer garden, customer parking for approximately 20 vehicles and a detached barn providing valuable storage space. The site extends to approximately 0.47 acres and offers ample outdoor trading and operational flexibility.

OWNER'S ACCOMMODATION

The owners' accommodation is a particularly attractive feature of the property, providing spacious living quarters arranged across the upper two floors. Accommodation comprises five double bedrooms, bathrooms on both residential floors, a private lounge, kitchen and office, making it ideally suited for owner-operators, larger family occupation or management accommodation. The scale and versatility of the residential element significantly enhances both operational convenience and overall asset value.















TRADING INFORMATION

Headline trading information is available upon request.

TRADING HOURS

Monday - Saturday - 12.00pm - 11.00pm
Sunday - 12.00pm - 10.00pm

TENURE

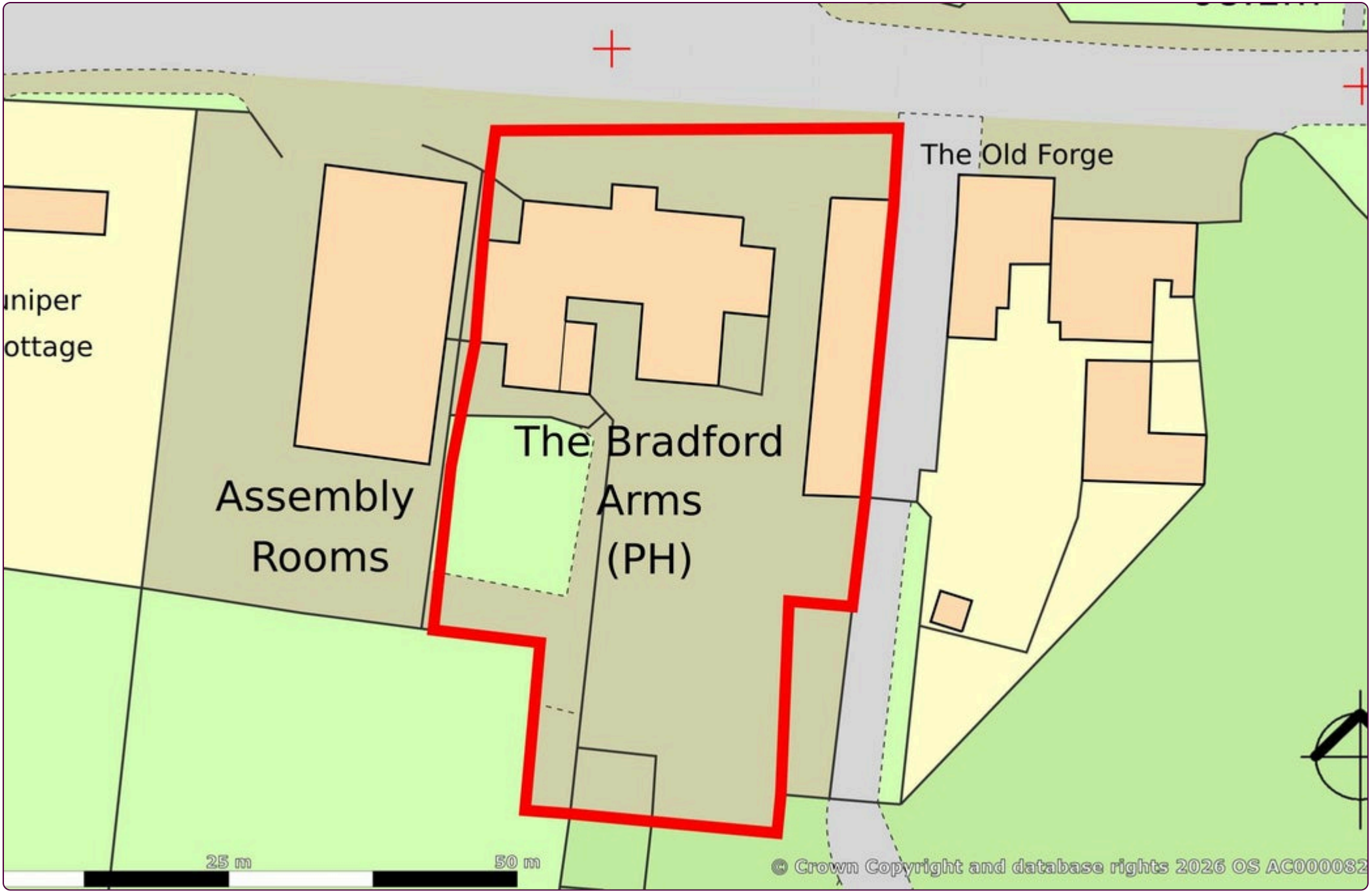
Freehold Sale

BUSINESS RATES

The Rateable Value is £22,000 with effect from April 2026. Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

The property benefits from a Premises Licence. Any prospective purchaser will be required to hold a Personal Licence and to apply, at their own expense, for the transfer of the Premises Licence (subject to approval by the licensing authority).


The Old Forge
uniper
ottage
The Bradford
Arms
(PH)
Assembly
Rooms
25 m
50 m
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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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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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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