



Navigation Inn

- Situated on the 33 mile Montgomery Canal
- Restaurant/function room (80), Bar area (30)
- 2 bed, 2 bath manager's accommodation
- Outdoor seating (50)
- Lifestyle business - Turnover '26 - £103,309
- Grade II Listed. Energy Rating E

Maesbury Marsh, Oswestry, SY10 8JB

Freehold: £395,000

Ref: 5652059

DESCRIPTION

Nestled alongside the Montgomery Canal, which links Shropshire Union and Ellesmere Canal, the Navigation Inn is a warm and charming pub serving homemade food. The Grade II listed property has a good mix of both local and out of area guests and offers a welcoming atmosphere. The pub often hosts pub quizzes and has a variety of live music, and there is a canal side patio for al fresco dining with further option to improve this using the lower ground floor storage area.

This is a noteworthy opportunity to secure one of only two pubs on the Montgomery Canal in Shropshire, of which the location effortlessly links from Wales to the England- Wales Border.

LOCATION

Maesbury Marsh is a popular rural village situated 2.5 miles from Oswestry, with easily accessible public transport links, in a south easterly direction. The village is well known for its picturesque scenery and pleasant walks along the Montgomery Canal

INTERNAL DETAILS

The ground floor has a nice flow with bar areas and two separate seating areas, a formal restaurant area and more informal dining area, features include low beamed ceilings, a traditional log fire, and raised snug area.

To the first floor there's a larger than average two-bedroom manager's flat with the potential of two en-suite letting bedrooms, one of which has its own private lounge.



THE OPPORTUNITY

This is a fantastic opportunity to take over a well-performing pub that has been owned by the current proprietors for 20 years. It enjoys a strong reputation in the area and still offers scope for further improvement. The restaurant area is ideal for hosting birthdays and events, which are held regularly throughout the year and provide a valuable additional income stream.

The pub currently operates on reduced hours—closed Monday to Wednesday and trading part-time for the remainder of the week—due to the owners' other work commitments. This presents a clear opportunity to extend trading hours and grow revenue.

In addition, the upper floors offer excellent potential for

TRADING INFORMATION

The premises is currently ran as a lifestyle business

Turnover '16 - £103,309

GP '16 - £59,481

TRADING HOURS

Monday to Wednesday: Closed

Thursday: 6pm - 10pm

Friday & Saturday: 12pm - 2pm & 6pm - 10pm

Sunday: 12pm - 6pm

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

Externally, the Navigation Inn offers seating for about 50 people, overlooking the Montgomery Canal. This opportunity is unique, as it is one of only two pubs along this waterway, connecting Wales and the England-Wales border.

LETTING ACCOMMODATION

Opportunity to have two en-suite bedrooms suitable for AirBNB.



FIXTURES & FITTINGS

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

BUSINESS RATES

The Rateable Value is £4,300 with effect from April 2026. Please check with your local authority to find the rate payable

REGULATORY

Premises licence.

[illegible]

1st Floor

[illegible]

Ground Floor

West Store
1000 sq. ft.

Store
1000 sq. ft.

Beer Cellar
1000 sq. ft.

Part
1000 sq. ft.

Store
1000 sq. ft.

East Store
1000 sq. ft.

Wine Cellar
1000 sq. ft.

Store
1000 sq. ft.

Kitchen (Bar, Full Bath, Area Above Stairs)
1000 sq. ft.

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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