



The Docks

*Glyn Road, Sellatyn,
Oswestry
SY10 7DH*

Freehold: £525,000

Ref: 5652085

KEY HIGHLIGHTS

- Community pub with popular food offering
- Snug bar
- Restaurant areas (80 covers)
- Net Profit YE 2026: £53k - GP: £194k
- Live music on Thursday & Friday
- Option for letting rooms. Energy Rating D

DESCRIPTION

A traditional country pub steeped in charm and history. Its bar, listed in Camra's historic interiors, reflects the establishment's dedication to preserving its heritage.

A real community pub, it hosts popular events such as Thursday's traditional Irish music night, continuing a 30-year tradition, and Friday's acoustic jamming night, held in its music room, which boasts a resident piano.





LOCATION

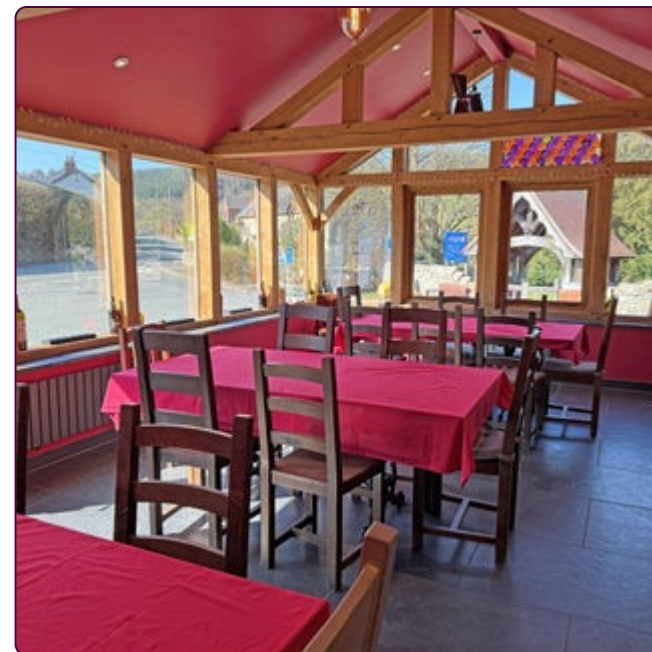
Sellatyn is situated in the scenic Shropshire countryside, combining rural charm with excellent accessibility. It is approximately 4 miles from Oswestry, which offers local amenities and services. The larger town of Shrewsbury is around 20 miles to the southeast and provides historical attractions as well as shopping options. Chester, known for its Roman heritage and vibrant city life, is about 25 miles to the north. Wrexham, a growing town with shopping and transport links, is roughly 12 miles to the northwest.

The area is well connected by road, with the A5 nearby providing access to the motorway network, including the M54. Gobowen railway station, just 3 miles away, offers rail services to Shrewsbury, Chester, and further destinations. For air travel, Liverpool John Lennon Airport and Manchester Airport are both within 50-60 miles, offering international travel options. With this balance of countryside tranquillity and convenient transport links, Sellatyn presents an appealing opportunity for potential buyers.

INTERNAL DETAILS

Refurbished in 2019, the pub effortlessly blends old-world charm with modern touches. While the historic bar remains unchanged, the rest of the interior now features a combination of log burners, stone walls, and an oak-framed conservatory, creating a warm and inviting atmosphere. Offering three rooms for drinking and three dining areas, the restaurant accommodates over 80 diners.

Upstairs, the renovations include a self-contained flat where the current owners reside, which can easily serve as a manager's flat or self-catering accommodation. Additionally, there are five ensuite bedrooms in various stages of completion, presenting an opportunity for transformation into bed and breakfast accommodation.



EXTERNAL DETAILS

Outdoor Seating (30)

Car Park (20)

OWNER'S ACCOMMODATION

Self-contained managers/owner accommodation above



THE OPPORTUNITY

The Cross Keys already enjoys a strong local reputation, making it a well-established and trusted community hub. The property offers a turnkey business opportunity, allowing new owners to seamlessly continue operations while exploring the exciting potential to develop the upstairs space into lettings rooms along with the potential to open extra days, further enhancing its appeal and revenue streams.

TRADING INFORMATION

Turnover '26 - £369,905
GP - £194,335 (52%)
Adjusted Nett - £52,851 (14%)

TRADING HOURS

Monday-Tuesday - Closed
Wednesday - Thursday - 5pm-12am
Friday - Sunday - 12pm - 12am

REGULATORY

Premises License

FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

BUSINESS RATES

The Rateable Value is £14,750 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.





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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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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