



Blue Pig

Ref: 5854387

Capewell Road, Telford, TF2 6QQ

Freehold: £375,000

Site Area 0.185 acres

Four bed accommodation

Occupational Format: Retail Agreement

Three internal trading areas

Large beer garden

EPC Grade D



Description

A two-storey detached pub which has a cellar below, with a large beer garden to the rear with approximately 100 covers. The ground floor has three trading areas, a kitchen with the first floor having the owner's four bedroom accommodation.

Location

Located at the end of Capewell Road on the edge of a residential area next to Trench Pool. The property is located in north Telford in the area of Trench, a primarily residential area. The property is located next to a lake which attracts local walkers.

Occupational Format

Retail Agreement

Trading Hours

Mon - Sun 12:00-23:00



Business Rates

The Rateable Value is £6,000 from April 2023.



Customer Due Diligence Checks

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:

Noel Moffitt

Senior Director - Corporate Pubs and Restaurants

T:+44 121 452 3706

M:+44 7713 061 594

E:noel.moffitt@christie.com

Birmingham



CHRISTIE FINANCE

Part of the Christie & Co Network

Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



CHRISTIE INSURANCE

Part of the Christie & Co Network

For full information on Christie Insurance please call 01908 920 570