



Harry Hotspur

Freehold

Offers in the Region of **£495,000** Excluding VAT (if Applicable)

Harry Hotspur, Harlescott Lane, Shrewsbury, Shropshire, SY1 3AT

AT A GLANCE

- Extensive Detached Pub
- Open Plan Trading Area
- Car Park for 33 Vehicles
- Four Bed Domestic Accommodation
- Set in 0.566 acre Plot
- Ground Floor Footprint of 4,407 sq ft
- Outdoor Drinking Area & Patio
- Suitable for a Number of Alternative Uses (STPP)



Viewing And Further Information

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PROPERTY

The Harry Hotspur is a substantial two storey detached property of brick elevations beneath pitched tiled roofs. The entrance hall provides access to the large open plan trading area with timber bar servery and glass wash up area to the rear; an elevated seating section, upholstered perimeter seating, exposed brick walls, two darts throws and pool area.

The pub also benefits from Ladies, Gents and Disabled W.C.s, a ground floor beer cellar, bottle store, store room and staff W.C. and changing room.

The domestic accommodation is situated over the first floor and briefly comprises four bedrooms, lounge, domestic kitchen, bathroom and separate W.C.

To the exterior the pub benefits from a good sized tarmac car park with 33 spaces, single garage, a paved patio to the site and lawned areas to the front and rear, with picnic bench seating for c.40. A rear yard and bin storage area.

PLANNING

The local authority is Shropshire Council. We are advised that the property is neither Listed nor situated in a conservation area. Prospective purchasers are advised to make their own enquiries.

UTILITIES

We understand all mains services are connected.

MEASUREMENTS

The ground floor footprint of the property is 4,407 sq ft and the overall site measures c. 0.566 acres, (Measurements are taken from digital mapping and are approximate)

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment



THE BUSINESS

No trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

Current rateable value (from 1 April 2023) of the Harry Hotspur has been assessed at £15,750.





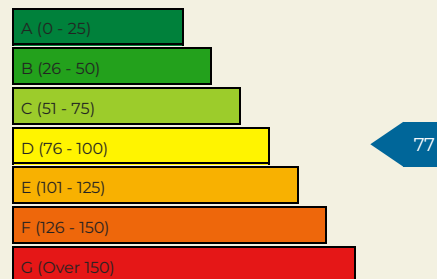
LOCATION

The Harry Hotspur sits on the outskirts of Shrewsbury Town Centre, in a prominent neighbourhood location with easy access roads in and out of Shrewsbury. The property sits prominently between the Harlescott residential estate that sits behind the pub and the Benbow Business Park, an industrial-retail estate, to the front. Shrewsbury is a market town and civil parish in Shropshire. It is the county town of the ceremonial county of Shropshire, located 9 miles east of the England-Wales border.

Shrewsbury serves as the commercial centre for Shropshire and parts of mid-Wales, with a retail output of over £299 million per year and light industry and distribution centres, such as Battlefield Enterprise Park on the outskirts. The A5 and A49 trunk roads come together as the town's by-pass and five railway lines meet at Shrewsbury rail station. It is sited on the River Severn, 33 miles northwest of Wolverhampton, 15 miles west of Telford, 31 miles southeast of Wrexham and 43 miles west of Birmingham. At the 2021 census, the parish had a population of 76,782.



EPC



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