

BUSINESS & PROPERTY
FOR SALE

Ref: 9516

The Old Smithy

8-10 Castle Street, Eccleshall, Staffordshire, ST21 6DF



Passionate about selling your business.

Business & Property: £795,000 plus VAT (if applicable)

EPC rating: TBC / Business rates: TBC

Annual Turnover: £544,178

Gross Profit: £310,054

Latest available accounts

30th Nov 2024

Established Pub & Restaurant - Eccleshall

Blacks Brokers are pleased to bring to the market this freehold pub and restaurant in Eccleshall.

- ✓ Established Over 25 Years
- ✓ Accounts Available To 30 November 2024
- ✓ Annual Turnover £544,178 / Gross Profit £310,054
- ✓ Freehold Village Pub Restaurant
- ✓ 70 Internal Covers Plus Function Room
- ✓ 20 External Dining Covers
- ✓ Hands-On Owner Retiring
- ✓ Strong Local Reputation



About

The Old Smithy is a well-established and highly regarded pub and restaurant that has been owned and operated by the current vendor for over 25 years. This much-loved village establishment is now offered for sale due to the owner's decision to retire after a long and successful tenure. Over the years, the owner has continuously invested in the property, carrying out regular refurbishments and installing modern kitchen equipment to maintain high standards throughout. The business enjoys a solid reputation for quality food and service, supported by a loyal local customer base and strong footfall from visitors to the sought-after village of Eccleshall.

Location

Situated in the heart of Eccleshall, a picturesque and affluent Staffordshire village, The Old Smithy occupies a prominent trading position surrounded by independent retailers, cafes, and complementary hospitality venues. The location benefits from high levels of local and passing trade, drawing both residents and visitors from surrounding areas who are attracted by the village's charm and community atmosphere.

Premises Details

The property is a characterful and well-presented freehold premises trading primarily over one level. Internally, there are approximately 70 dining covers within the main restaurant and bar area, along with a private function room on the first floor providing an additional 10 covers. The function room could easily be reverted to owner or manager's accommodation at minimal cost. Externally, there are 20 covers available to the front and side of the premises, complemented by an additional rear seating area ideal for seasonal trade. A car park to the side of the property provides convenient access for customers and could also be used for hosting local events or community gatherings. The interior combines traditional pub charm with tasteful modern touches, reflecting the care and investment made by the current owner over the years.



Financial Information

Accounts to 30th November 2024 show an annual turnover of £544,178 generating a gross profit of £310,054. Current weekly turnover is approximately £12,000, with a trade split of 60% food and 40% wet sales. The business operates on strong margins and benefits from consistent repeat custom. The site has been developed and extended under current ownership, offering potential for further growth through extended opening hours, a refreshed menu offering, or increased use of outdoor and event space.

Included In The Sale

The sale includes the freehold property, all fixtures, fittings, and trade equipment required for continued operation. This encompasses a fully fitted and well-equipped commercial kitchen, bar and cellar equipment, dining furniture, and décor. The buyer will acquire a turnkey operation with everything necessary to continue trading immediately upon completion. Please note that the sale price is exclusive of VAT, which will be chargeable in addition at the prevailing rate. The VAT position will depend on the buyer's VAT registration status and whether the transaction qualifies as a Transfer of a Going Concern (TOGC). Private individuals who are not VAT-registered will be required to pay VAT on the purchase price.

Opening Hours

Monday – Closed

Tuesday – Closed

Wednesday – 12:00pm to 11:00pm

Thursday – 12:00pm to 11:00pm

Friday – 12:00pm to 11:00pm

Saturday – 12:00pm to 11:00pm

Sunday – 12:00pm to 11:00pm

Summary

The Old Smithy presents an excellent freehold opportunity for both owner-operators and multi-site hospitality investors seeking a profitable and established business in a desirable location. With its longstanding reputation, loyal customer base, and attractive premises, it is ideally positioned for continued success and further growth. The flexibility to reintroduce on-site accommodation and the potential to expand operating hours make this an appealing and versatile proposition for a wide range of buyers. Early viewing is highly recommended to appreciate the quality and potential of this enduring village pub and restaurant.







Contact

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