

PAARL

PROPERTY CONSULTANTS

CHARTERED SURVEYORS & VALUERS

On behalf of the Trustee in Bankruptcy

The Compasses Inn, 45 Long Row, Shrewsbury, SY1 4DE



Former Public House

Contains 3 bed flat

**Residential Development Potential
(subject to planning)**

**Total Gross Internal Area
circa**

**Ground Floor – 2,945 sqft (273 sqm)
First Floor – 630 sqft (58.5 sqm)**

**Tenure: - Freehold
Guide Price: - £200,000**

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Location

The property is located in the heart of an established residential area just off the A5191, a main arterial route running into Shrewsbury Town Centre from the A49 in the north-east.

The property can be found at What3Words: united.rams.final

Or scan the QR code on the front page of these particulars for instant directions on Google Maps.

Description

Trading as a Public House, the property features two large lounge bar areas one on either side of the centre of the building. The space is supported by Male and Female toilets. There is a large ground floor beer cellar and supporting store areas. To the rear is ground floor residential space comprising a lounge and a kitchen. Stairs rise to the first floor where there are three bedrooms, a box room, a bathroom and a separate WC.

To the left hand side and to the rear is a surfaced yard area for customer seating. To the rear right is a private garden area for the residential element.

Accommodation

The gross internal area of the ground floor is circa 2,945 sqft (273.0 sqm) with the first floor circa 630 sqft (58.5 sqm).

The left hand side public bar area is circa 698 sqft (64.89 sqm) and the right hand side bar area is circa 598 sqft (55.60 sqm).

Planning

It is assumed that the property has planning for its current use as a public house with residential accommodation.

The site could possibly be redeveloped subject to planning to retain the existing structure converted into residential uses or demolished to make way for new build.

All interested parties are advised to make their own planning enquiries.

Vacant Possession

The property will be sold with vacant possession at completion.

Services

The property is connected to mains water, electricity, gas and drainage.

Tenure

The property is held freehold under title SL123351. A copy of the title plan is provided.

EPC

An EPC has been commissioned and will be issued when available.

Important notice

Paarl Property Consultants for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1). The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2). All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to this office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view; 3). Unless otherwise stated, all prices rents, and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4). All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5). These particulars do not constitute part of an offer or contract; 6). The vendors or lessors do not make or give – and neither do Paarl Property Consultants, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.

Business Rates/Council Tax

The property has both a Business Rates assessment and a Council Tax assessment to reflect the two key areas.

Business Rates – the property has a Rateable Value (w.e.f. 1st April 2026) of £7,300 with a description of Public House and Premises.

Council Tax – the property – the residential element – has a Council Tax band of A for which the annual charge effective 1st April 2026 will be circa £1,714.83.

VAT

As far as can be determined, the property is not registered for VAT.

Price

Guide price - £200,000.

Legal Costs

Each party will be responsible for their own legal and professional costs incurred in connection with this sale

Method of Sale

The vendor's solicitor will compile a "legal pack" which will contain all the necessary documents for the buyer to make a judgement as to whether or not they wish to proceed. This pack will contain: a draft contract, draft transfers and searches. As the Receiver has no prior knowledge of either the site or the building, no CPSEs will be provided to or expected from the buyer's solicitor.

The vendor will make their choice of any bids received and they reserve the right to choose any bid irrespective of the monetary value.

The chosen bidder will receive the legal pack and will have 10 working days in which to exchange contracts unconditionally and will then have 28 days (or longer by negotiation) to complete the purchase. The contract will be exchanged at 10% of the value of the accepted bid.

Viewing

By prior appointment. Interested parties should be aware that block viewings will be conducted.

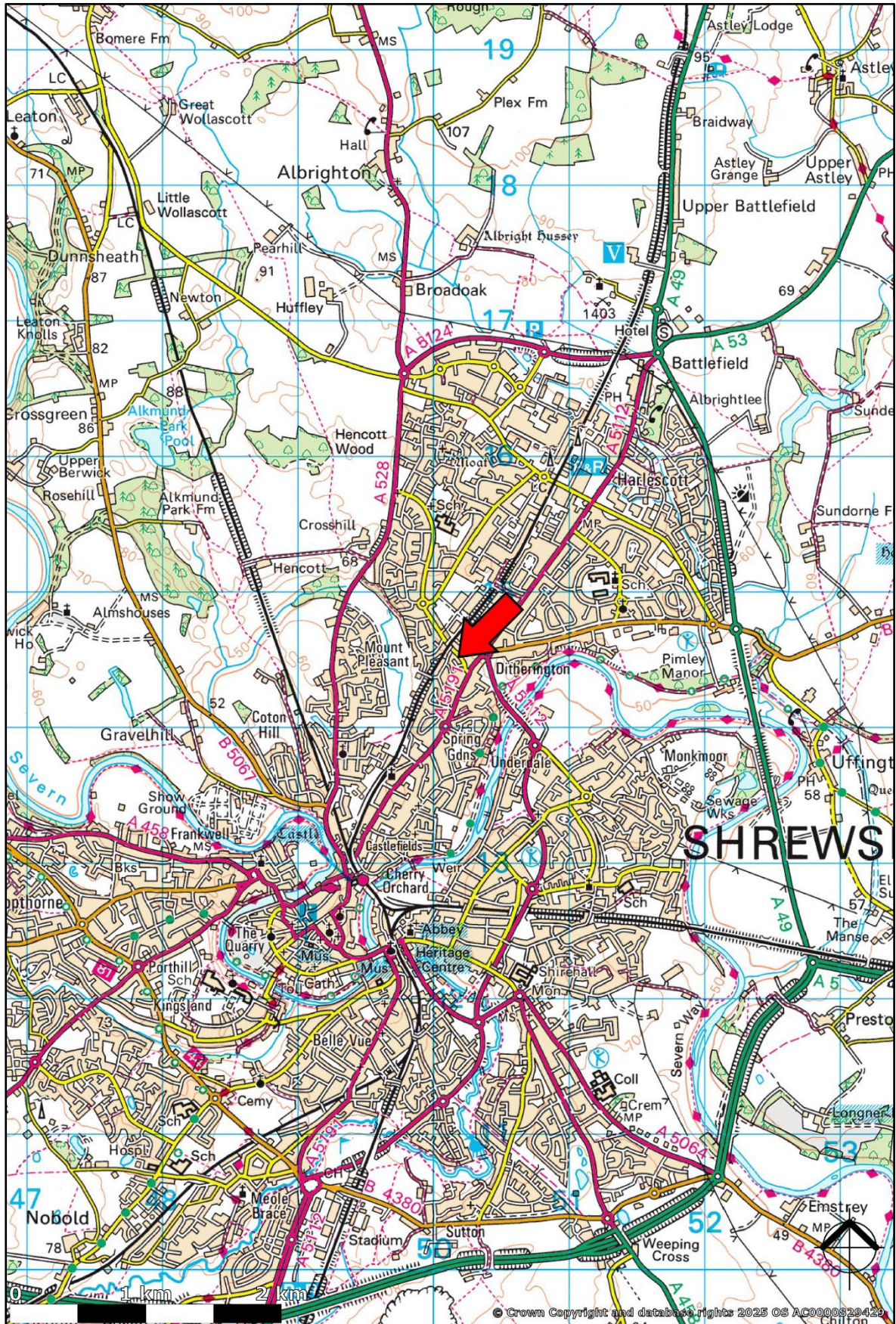
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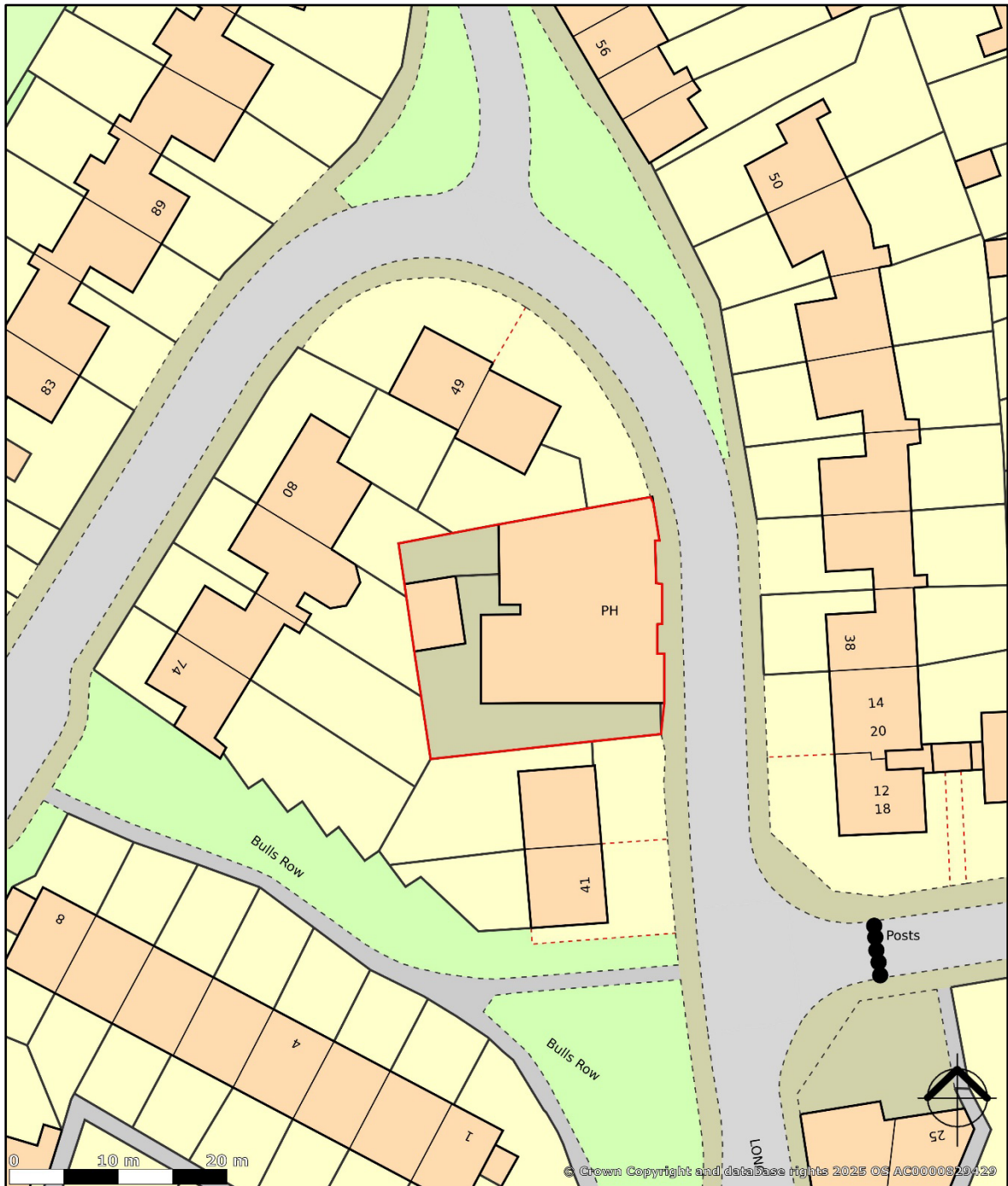
Date Details Prepared

March 2026.

Location plan

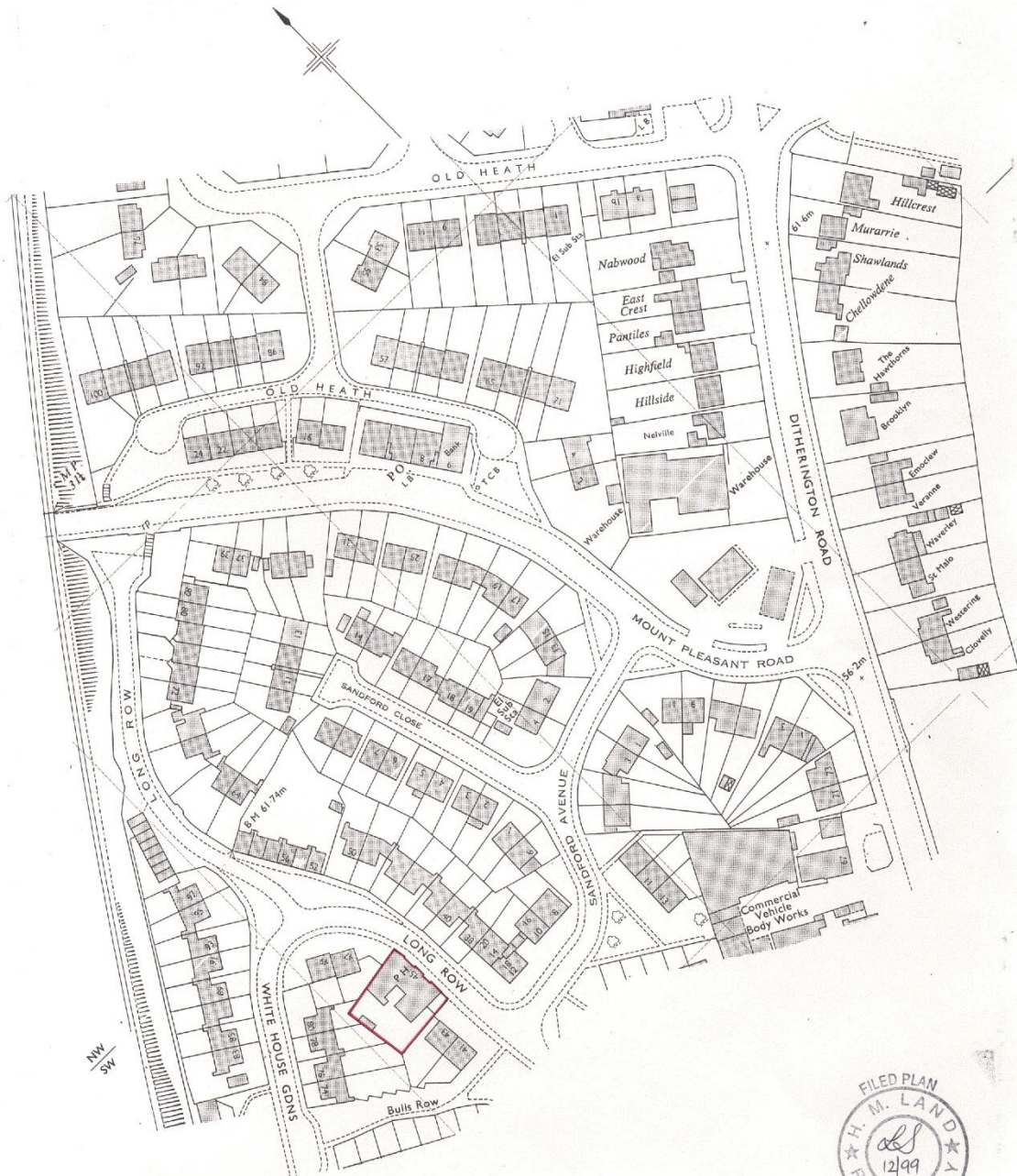


Site Plan



Land Registry

H.M. LAND REGISTRY		TITLE NUMBER	
		SL 123351	
ORDNANCE SURVEY PLAN REFERENCE	SJ5014	SECTION	B
		Scale 1/1250	
COUNTY	SHROPSHIRE	DISTRICT	SHREWSBURY AND ATCHAM
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Photographs

