

**FOR SALE FREEHOLD – GUIDE PRICE: £295,000 PLUS VAT  
MALT SHOVEL, 5 CHURCH ROAD, RYTON-ON-DUNSMORE,  
COVENTRY, CV8 3ET**



- Two storey detached pub located in the village of Ryton-On-Dunsmore
- Good sized internal trading areas which can accommodate in excess of 40 covers
- Alternate use potential, subject to obtaining the necessary consents
- Likely to be of interest to local licensed operators, developers, builders and investors
- The land to the rear of the pub has a Resolution to Grant outline planning consent for two detached dwellings and is available by way of separate negotiation

## Location

The Malt Shovel is located in the village of Ryton-on-Dunsmore, around 5 miles south east of Coventry and 8 miles west of Rugby. The village has a population of around 2,000 residents and is split north and south by the A45 dual carriageway.

The pub is located to the north of the A45 and fronts Church Road. The surrounding area comprises of residential properties, a church and Jaguar Land Rover's plant which is within 500 metres of the property.

## Property Description

The Malt Shovel is a two storey detached property with painted and rendered elevations beneath a pitched roof with a dormer window and additions to the side and rear.

## Accommodation

The ground floor comprises of an open plan trading area which can accommodate around 28 covers and includes a bar servery and a games area and there is a further trading area for around 14 covers.

Ancillary areas include customer WC's, catering kitchen, wash up area, various stores and a basement cellar.

The private accommodation is situated across the first and second floors of the pub. The first floor comprises of two bedrooms, a lounge and a bathroom. The second floor is open plan and comprises of three interlinking rooms which provide further living accommodation.

Externally, there is a rear trade garden, a yard area, a small private garden area with a shed and car parking at the front of the property for around 3 vehicles.

The building's footprint is around 2,460 sq ft and it sits on a plot size amounting to circa 0.18 of an acre - (Source: Nimbus Maps).

The property will appeal to local licensed operators, developers, builders and investors.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

## Tenure

Freehold. The pub's demise is shown on the Site Plan included on page 4 and is outlined in blue. The land to the rear of the pub (outlined in red) has a Resolution to Grant outline planning consent for two detached dwellings and is available by way of separate negotiation.

## Business Rates and Council Tax

The property is assessed as a Public House and Premises and has a rateable value of £3,250 with effect from 1st April 2023. 100% small business rates relief might apply to this property. The domestic accommodation is within band A for Council Tax purposes.

## Services

We are advised that the property is connected to all mains services.

## Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours are to be confirmed.

## VAT

VAT is applicable on the sale of the property.

## EPC

The property has an EPC rating of band C. A copy is available upon request.

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



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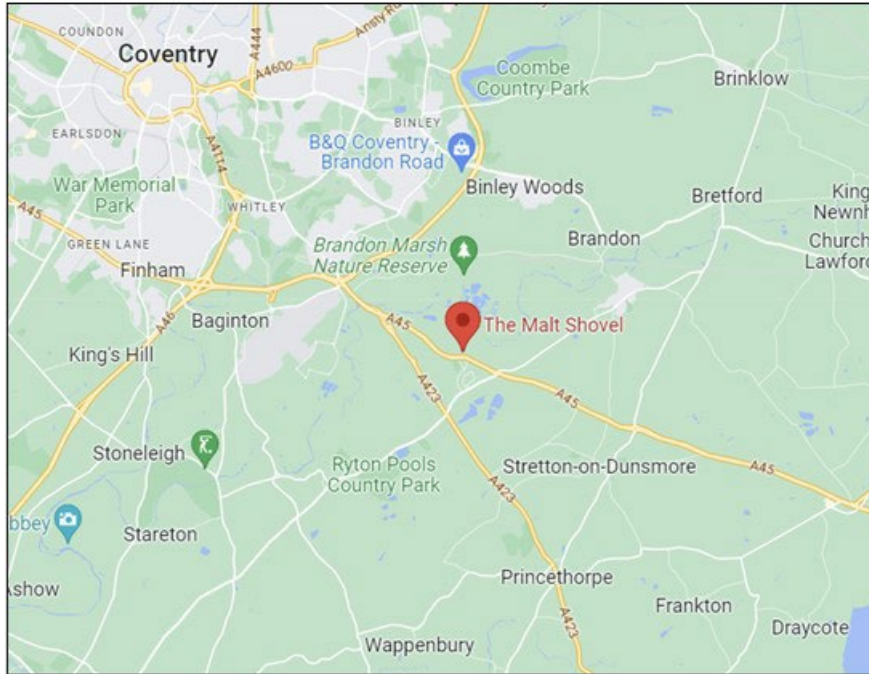


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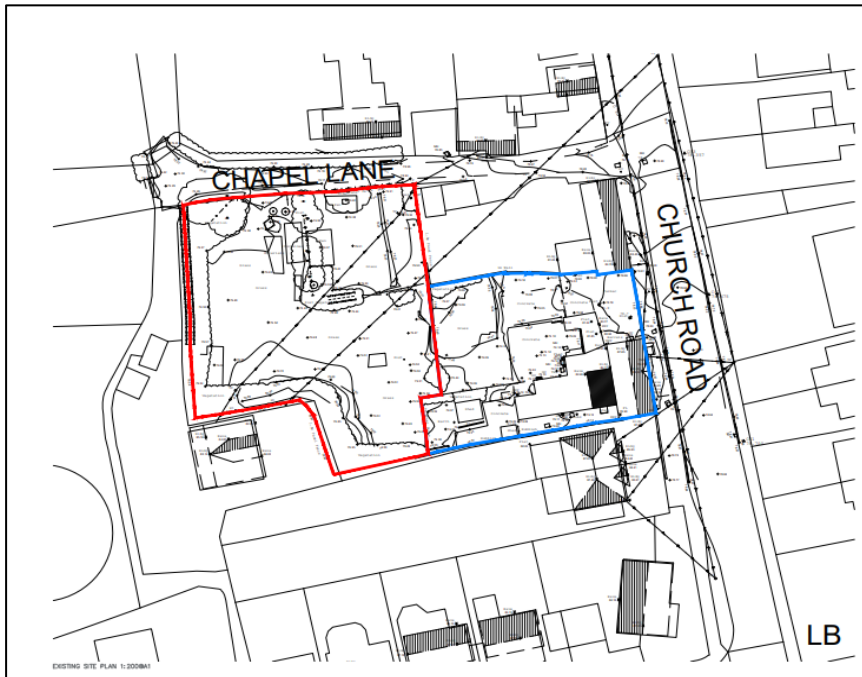




**Location Plan**



**Site Plan**



**Important notice**

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