

FOR SALE FREEHOLD – OIEO: £400,000 + VAT THE HORSESHOE, 6 CHURCH STREET, SHIPSTON-ON-STOUR, WARWICKSHIRE, CV36 4AP



- Grade II listed c. 17th century two storey mid terraced pub
- Prominent location in the historic market town of Shipston-on-Stour
- Extensive internal trading areas for around 55-60 covers
- Car parking to the rear of the property for around 20 vehicles
- Likely to be of interest to licensed operators, restaurateurs, developers, builders and investors

Location

The property is located in the historic market town of Shipston-on-Stour in Warwickshire, around 10 miles south east of Stratford-upon-Avon and around 7 miles east of Chipping Campden. The town is located on the banks of the River Stour and has a population of around 5,850 residents.

Shipston-on-Stour is an affluent and thriving town which is becoming increasingly popular with tourists due to its mix of restaurants, cafes, pubs, hotels and shops. It also draws in visitors travelling to the North Cotswolds and there are a number of popular villages and towns located nearby.

The pub is situated in the town centre and fronts Church Street (A3400) which is the main thoroughfare through the town. It is surrounded by a mix of residential and commercial properties including numerous shops, pubs, restaurants, takeaway outlets, a library and The Church of St. Edmund.

Property Description

The Horseshoe is a Grade II listed c. 17th century two storey mid terraced property beneath a pitched slate roof with painted and rendered elevations and timber studding to first floor with diagonal braces. The property has an archway which provides vehicular access to the car park.

Accommodation

Upon entry, the ground floor comprises of a large central bar servery, a front bar area which can accommodate around 21 covers which includes a large open feature fireplace, a rear bar area which can accommodate around 10 covers and a separate restaurant area for around 24 covers. The pub benefits from retained period features throughout including exposed beams and stone and brick walls and fireplaces.

Ancillary areas include customer WC's, catering kitchen with a prep area, various storage areas and a beer store.

The private accommodation is situated across the first floor and includes a good sized landing area, domestic kitchen, lounge, three bedrooms, office/bedroom and a bathroom with a separate WC.

Externally, there is an enclosed paved patio area to the rear of the property which is partially covered and has picnic bench seating for around 20 covers and car parking for around 20 vehicles which is accessed through the archway from the main road.

The property's Gross Internal Area is around 3,255 sq ft and it sits on a plot size amounting to circa 0.30 of an acre.

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

Tenure

Freehold. The property is held under Title Number WK344589 and the Title Plan is included on page 5. There are Rights of Way in favour of the properties located to the rear of the pub. Further information is available upon request.

Planning & Development

We have made enquiries with the local authority and can confirm the property is Grade II listed (List Entry Number: 1299641) and is within a Conservation Area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol on and off the premises as follows:

Monday - Sunday 10am – 1am

There are some exceptions and a copy of the Premises Licence is available upon request.

Fixtures & Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

Business Rates

The property is assessed as a 'Public house and premises' and the Rateable Value is £14,000 with effect from 1st April 2023. Small business rate relief might apply to this property.

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.

Virtual Tour

<https://my.matterport.com/show/?m=tMNevg6uijR&help=1&ts=1>=1>

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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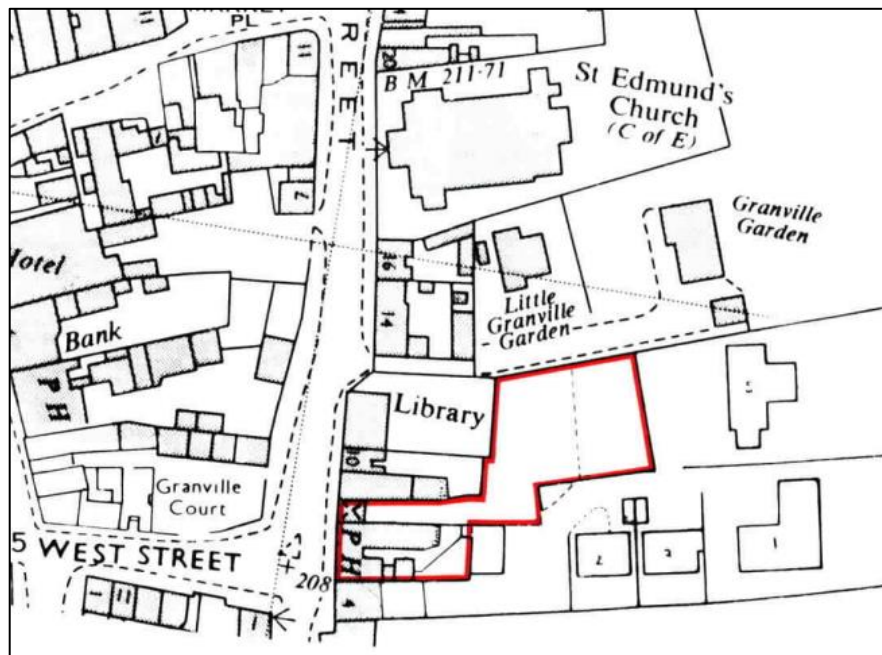


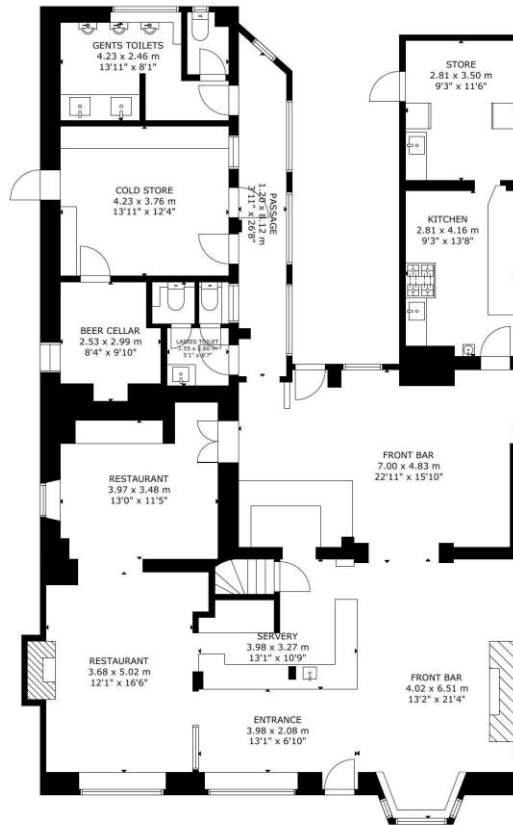


Location Plan



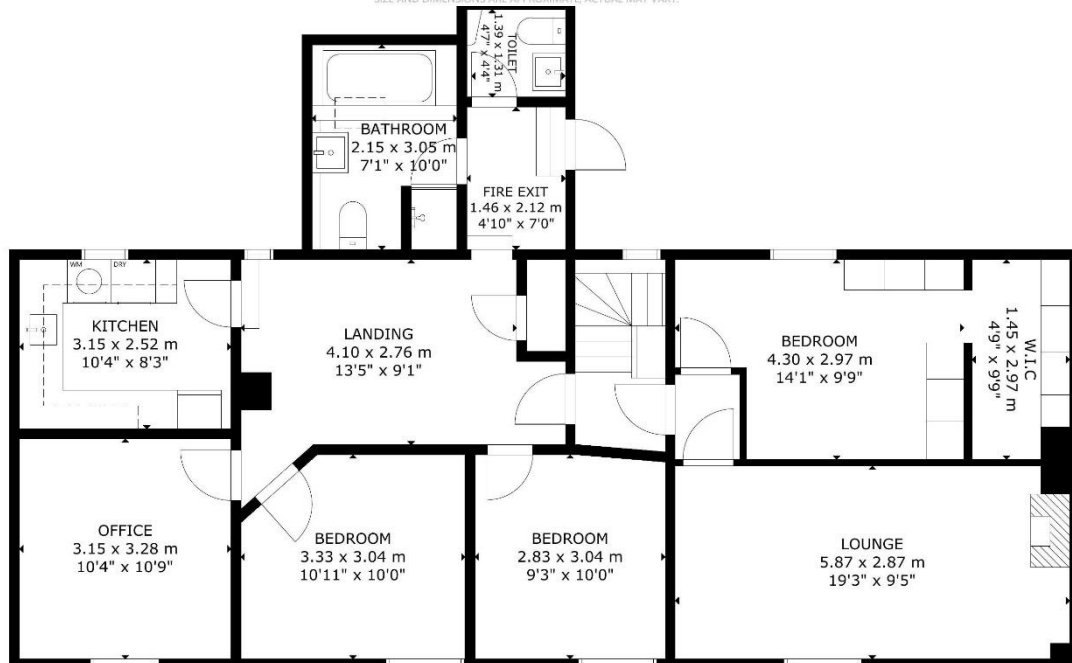
Title Plan





GROUND FLOOR

GROSS INTERNAL AREA
TOTAL: 303 m²/3,255 sq ft
GROUND FLOOR: 197 m²/2,117 sq ft, FIRST FLOOR: 106 m²/1,138 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 303 m²/3,255 sq ft
GROUND FLOOR: 197 m²/2,117 sq ft, FIRST FLOOR: 106 m²/1,138 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Important notice

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