

**FOR SALE FREEHOLD – GUIDE PRICE: £275,000 PLUS VAT
THREE FISHES INN, HEREFORD ROAD, BAYSTON HILL,
SHREWSBURY, SHROPSHIRE, SY3 0DB**



- Character property located in the popular Shropshire village of Bayston Hill
- Prominent position fronting the busy A49 Hereford Road
- Plot size of circa 0.324 of an acre
- The property will appeal to local licensed operators, retailers and investors
- Alternate use potential, subject to obtaining the necessary consents

Location

Bayston Hill is a large village and Parish located in central Shropshire. It is 3 miles south of Shrewsbury and around 10 miles north of Church Stretton. It is one of the largest villages in Shropshire with a population in excess of 5,000 residents.

The Three Fishes is prominently located fronting the A49 Hereford Road towards the northern edge of the village. The property is around 700 metres south of the A5 Bayston Hill Roundabout which links Shrewsbury and Hereford north to south and mid Wales to Telford west to east. This is a very busy junction and traffic flows at the roundabout are circa 25,000 vehicles a day.

Bayston Hill has a range of shops and services including a small shopping centre which has a small supermarket, newsagents, hairdressers, takeaway and chemist. There is a village hall, doctors, dentist, church and football teams and pitches.

Property Description

The Three Fishes is a two storey end of terrace property with painted elevations under a tiled roof.

Accommodation

The ground floor comprises of an open plan interlinking bar and lounge set around a central servery. The trade accommodation is furnished in a traditional style throughout.

Ancillary areas include customer WC's, catering kitchen, basement beer store and various storage areas.

The private accommodation is situated on the first floor and comprises one bedroom, lounge, domestic kitchen and bathroom. It is currently used as an office and additional storage.

Externally there is a good sized trade patio to rear and a car park for circa 20 vehicles.

The property's Gross Internal Area is around 2,350 sq ft and it sits on a plot size amounting to circa 0.324 of an acre.

The site is likely to be of interest to local & regional public house and restaurant operators, retailers, property investor.

Tenure

It is held on two titles - SL125078 and SL264230. An indicative site plan is included on Page 4.

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.

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 as follows:

Monday to Thursday	10:00 to 00:00
Friday to Saturday	10:00 to 1:00
Sunday	12:00 to 00:00

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 and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £4,000 with effect from 1st April 2023. Small business rate relief might apply to this property. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band D. A copy is available upon request.

Virtual Tour

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

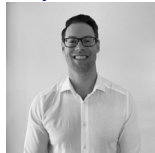
Viewings

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



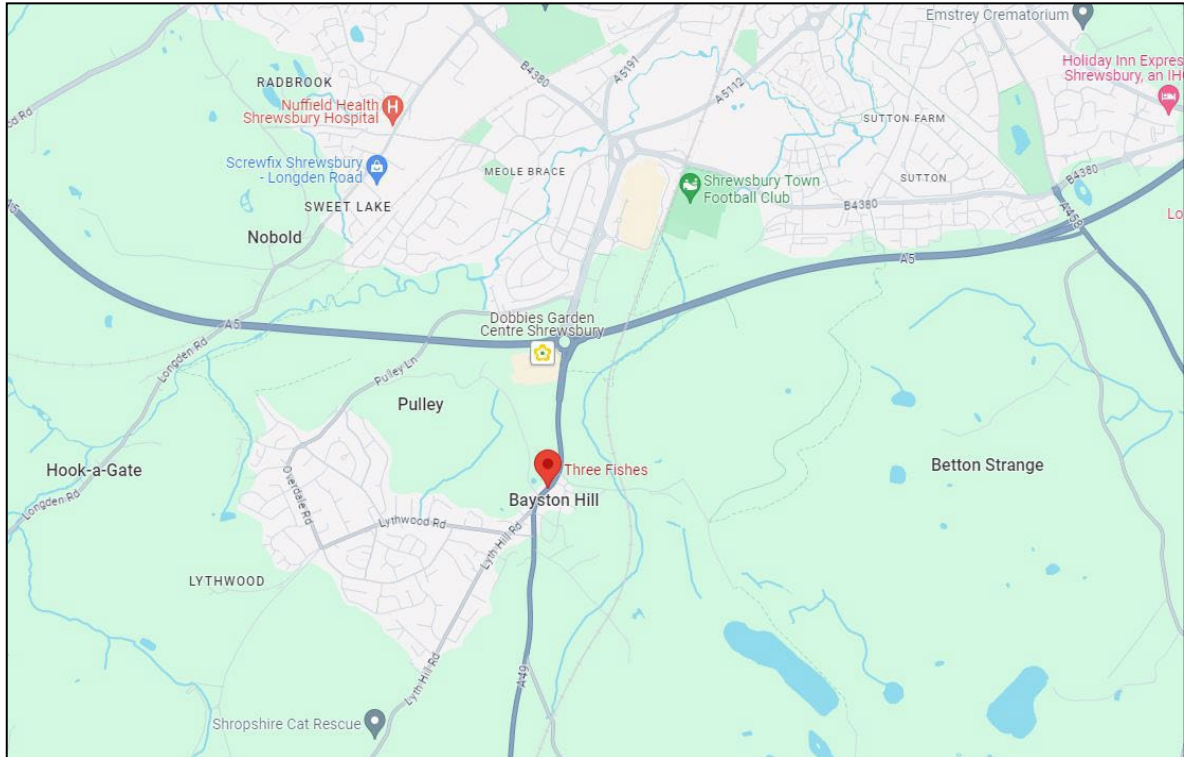
Contact: George Walker
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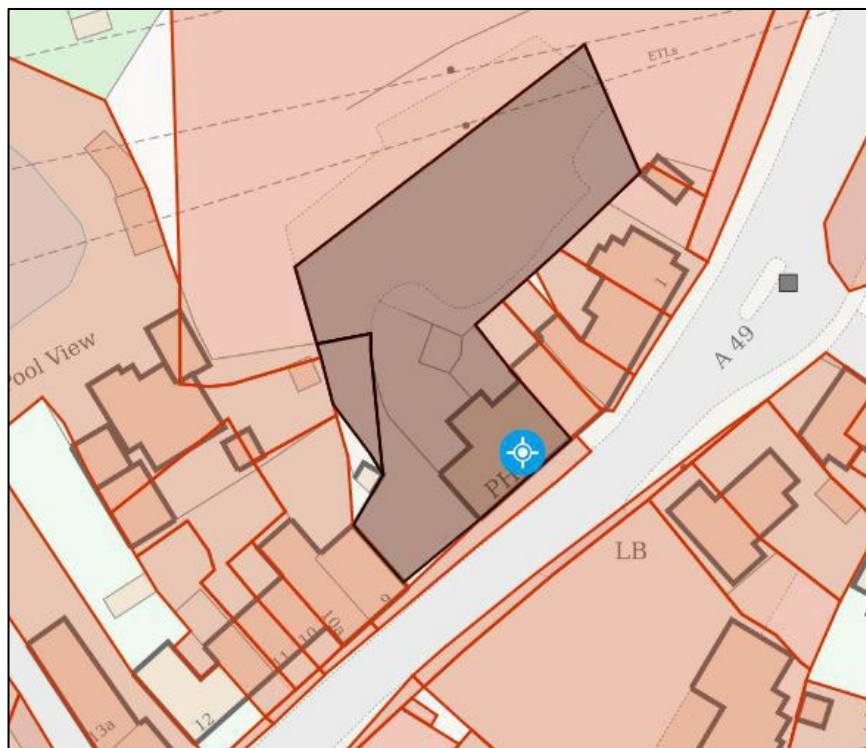
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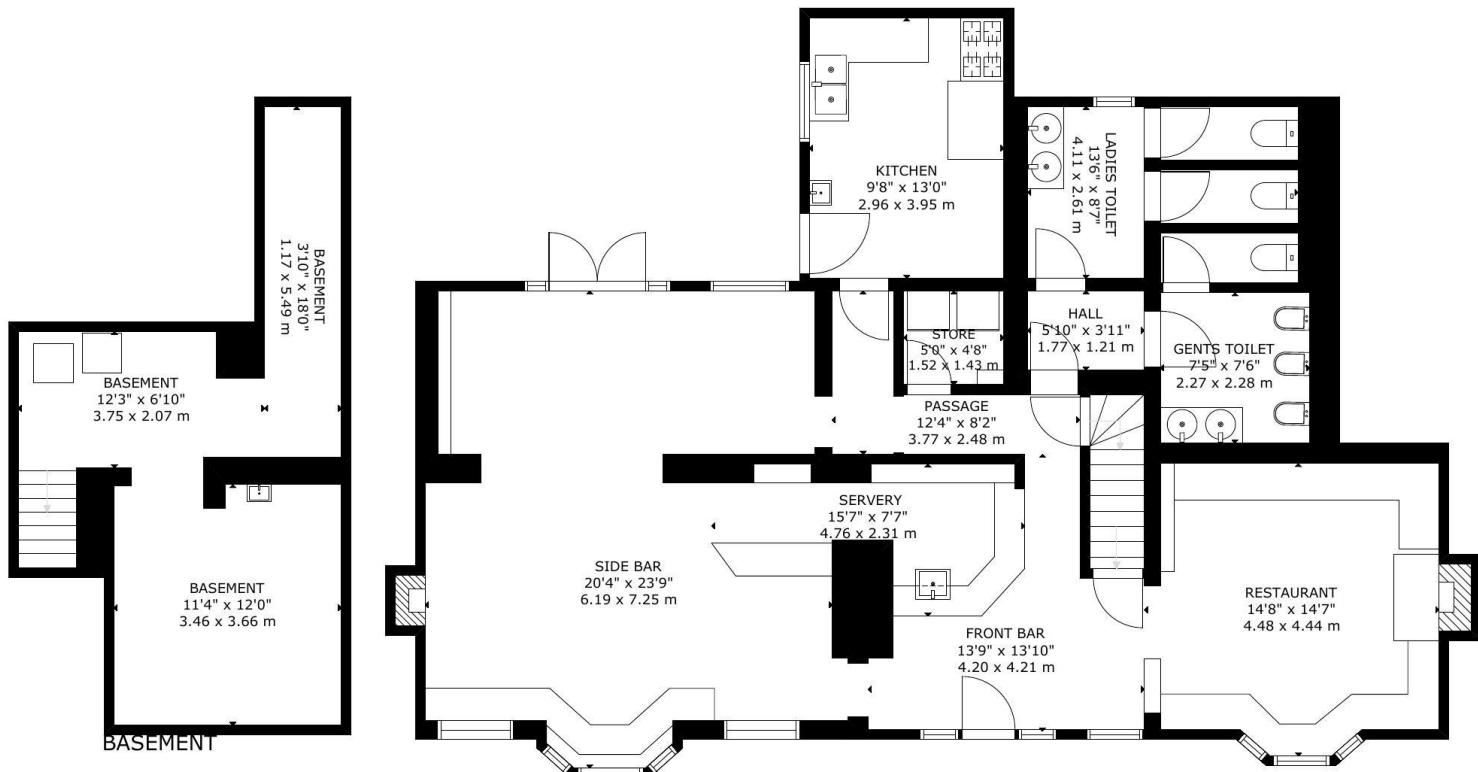
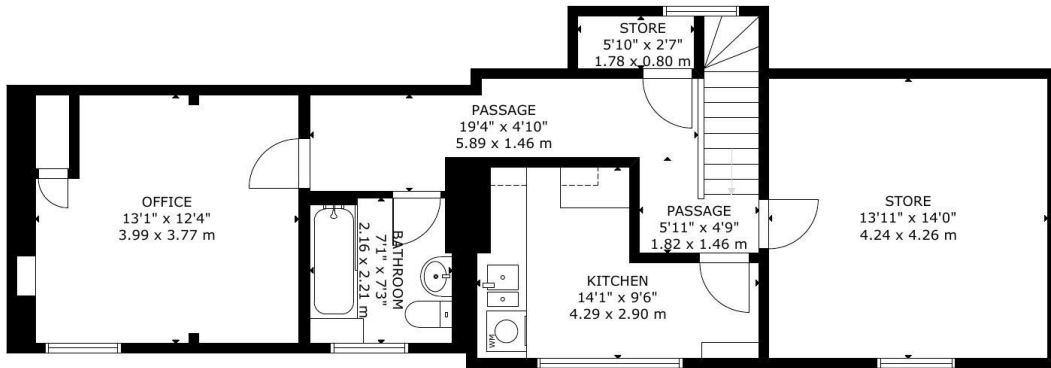


Location Plan



Site Plan





GROSS INTERNAL AREA
 TOTAL: 218 m²/2,350 sq.ft
 BASEMENT: 30 m²/322 sq.ft, GROUND FLOOR: 123 m²/1,329 sq.ft, FIRST FLOOR: 65 m²/699 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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Our Services & Offices

