

**FOR SALE FREEHOLD – GUIDE PRICE: £225,000 + VAT**  
**PIPEMAKERS ARMS, 70 HIGH STREET, BROSELEY, TF12 5EY**



- Prominent High Street location in the centre of Broseley, a historic Shropshire market town
- Attractive traditional property, with a modern internal trade fit out
- Two room operation with private accommodation across the first floor
- The property will appeal to local licensed operators, developers and investors
- Suitable for alternative uses including; café, restaurant and retail use, subject to necessary consents
- Available with vacant possession

## Location

Broseley is a historic market town in Shropshire with a population of approximately 5,000 people, positioned on the south bank of the Ironbridge Gorge and sharing much of its industrial heritage with nearby Ironbridge. The town lies around 5 miles south of Telford Town Centre and approximately 7 miles north of Bridgnorth, benefitting from good access to the wider Shropshire and West Midlands region.

The Pipemakers Arms occupies a prominent position on the High Street, the town's principal thoroughfare, surrounded by a mix of independent retailers, residential dwellings, and local service operators.

## Property Description

The property is a two storey, mid terraced property with a rendered finish, under a pitched tiled roof.

## Accommodation

The Pipemakers Arms comprises a traditional public house arranged over basement, ground and first floor. The building presents as a modern two-room operation at ground floor level, served by a U-shaped bar positioned towards the rear of the trading area, with a small external drinking area to the front and rear of the property.

Ancillary accommodation includes; a basement cellar and W/C facilities. To the rear of the property is a single garage and a store room.

Private accommodation is provided across the first floor and comprises; two double-bedrooms, a lounge, a domestic kitchen, a bathroom and large en-suite.

The property has a ground floor external footprint of approximately 1,628 sq ft and occupies a total site area of around 0.037 acres.

## Tenure

Freehold. The property is held under Title Number SL124624 and the Title Plan is included on page 4.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed. The property sits within the Broseley 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:

Mon-Wed – 11am to 00:30

Thursday – 11am to 1am

Friday and Saturday – 11am to 2am

Sunday – 12pm to 1am

## Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £11,000 with effect from 1st April 2023, reducing to £18,250 on 1st April 2026. 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 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



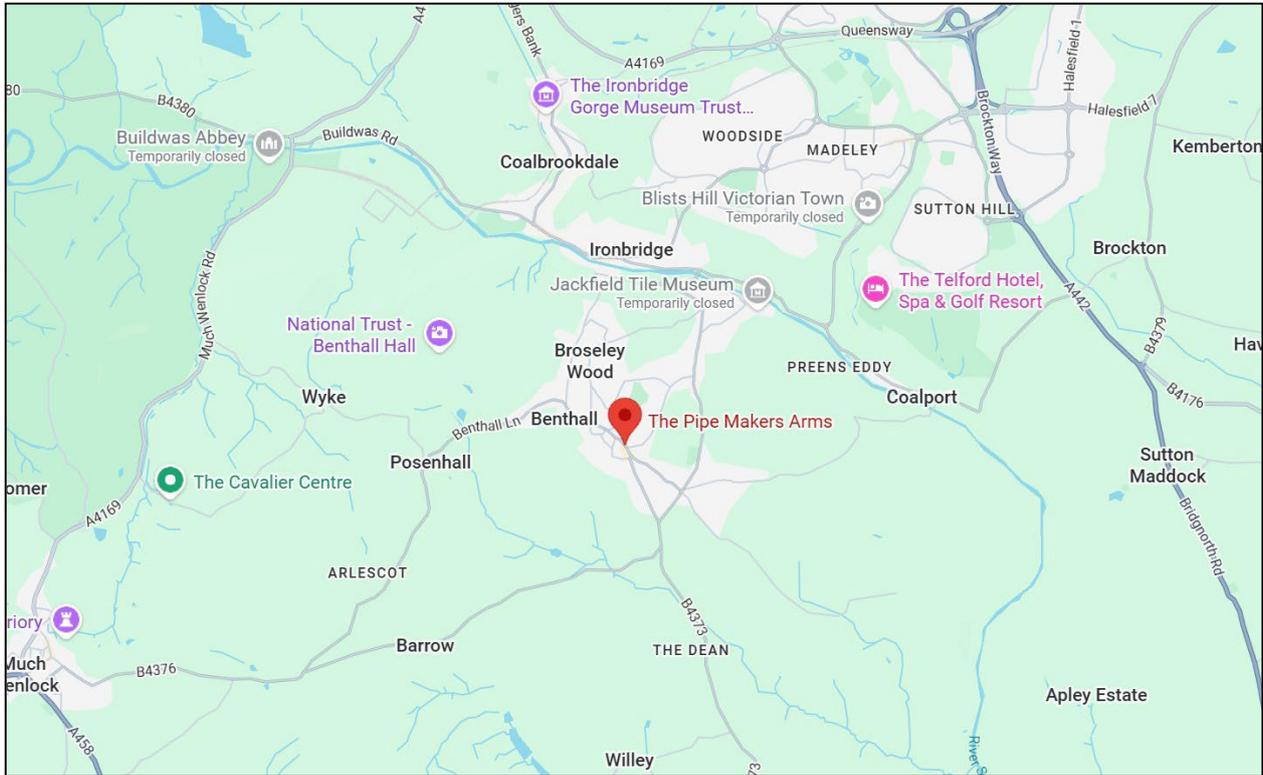
Contact: Richard Tole

Tel: 07917 088 221

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**Location Plan**



**Site Plan**



**Important notice**

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## Our Services & Offices

