

## FOR SALE FREEHOLD - OFFERS INVITED

### TWO HENRYS, ROBERT JONES WAY, SHREWSBURY, SY4 3EQ



- Prominent roadside position at the junction of the A49 and A53
- Average daily traffic flow of approximately 19,000 vehicles
- Good size internal trading areas which can accommodate around 130 covers
- Total Gross Internal Area circa 11,070 square feet
- The property will appeal to local and regional public house and restaurant operators
- Alternate use potential, subject to obtaining the necessary consents

## Location

Shrewsbury is a historic Shropshire market town positioned on the River Severn, known for its medieval street pattern, strong retail centre and established residential communities. The town benefits from excellent transport links, with the A5, A49 and A53 providing direct access to Telford, Wolverhampton, Oswestry and the wider West Midlands region.

Two Henrys occupies a prominent roadside position fronting Robert Jones Way in close proximity to Battlefield Roundabout, approximately 3 miles northeast of Shrewsbury. The property is just off the A49/A53 junction and benefits from daily traffic flows of approximately 19,000 vehicles. Nearby occupiers include; Halls Auction House, Travelodge, Starbucks, Burger King, Aldi and a BP petrol filling station.

## Property Description

The property comprises a mainly two-storey detached public house of brick construction beneath a series of pitched tiled roofs. Additionally, there is an attached single storey building under a tiled roof which is currently operated as a Wacky Warehouse soft play.

## Accommodation

The ground floor comprises a series of interlinking trading areas arranged around a centrally positioned L-shaped bar servery, including a large front bar, with an informal drinking area including a pool table, general restaurant dining and a private dining area to the rear. The pub can accommodate in the region of 130 covers. Additionally, there is a separate large Wacky Warehouse soft play with a mezzanine area.

Ancillary accommodation includes ladies and gents WC's, accessible WC, commercial catering kitchen, walk in chiller and freezer, ground floor beer store, staff room, staff WC and various storage areas.

The first floor provides a 3 bedroom manager's accommodation, including a manager's office. Additionally, there is a separate one bedroom flat.

Externally, the property benefits from a well presented trade terrace for around 40 covers, smoking solution and an external play area which leads to the Wacky Warehouse. There is car parking for around 70 vehicles.

The property's ground floor Gross Internal Area is circa 8,369 square feet and it sits on a plot size amounting to around 1.042 acres.

## Tenure

Freehold. The property is held under Title Number SL171620 and the Title Plan is included on page 5.

## 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.

## Fixtures & Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

## Stock in Trade

The stock in trade is to be purchased additionally and at valuation to include dry and wet stocks and trade glassware.

## TUPE

TUPE regulations may apply.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £64,000 with effect from 1<sup>st</sup> April 2026. The domestic accommodation is within Band A for Council Tax purposes.

## VAT

VAT is applicable on the sale of the property. VAT may not be applicable if the purchase is structured as a qualifying TOGC.

## EPC

An EPC has been requested.

## Virtual Tour

<https://my.matterport.com/show/?m=bVNjMquo29v&help=1&gt=1&ts=1>

## Viewings

The site is currently trading under management and therefore all viewings must be 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

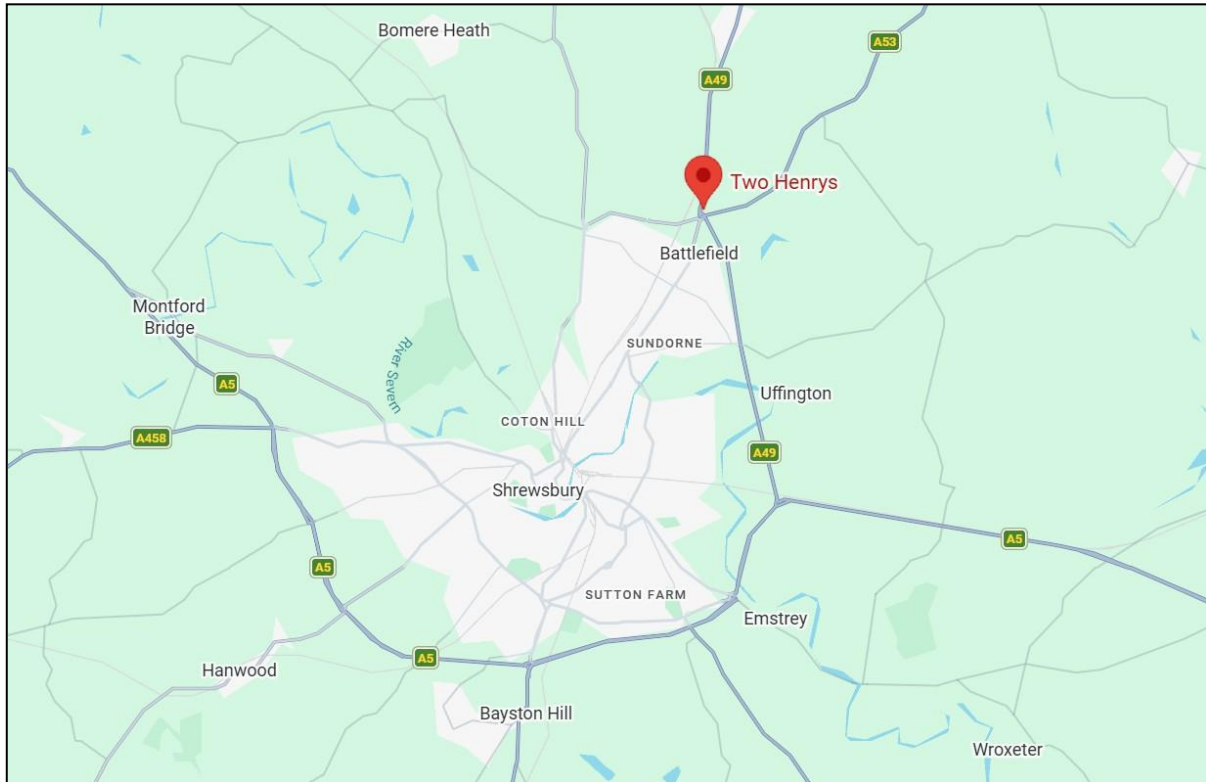
Tel: 07917 088 221

Email: richard@wtsccommercial.co.uk



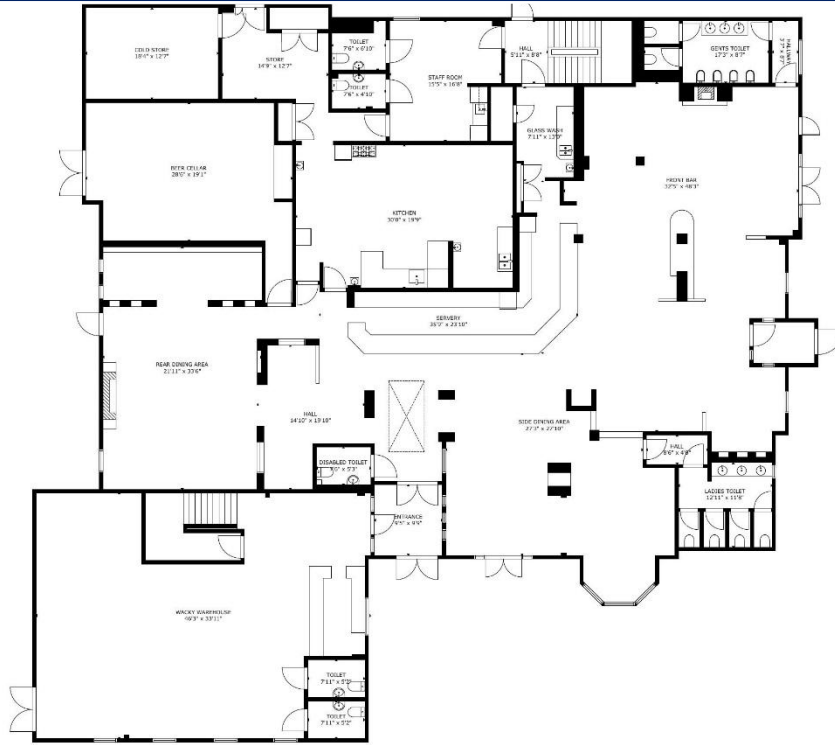


**Location Plan**



**Site Plan**





GROSS INTERNAL AREA  
TOTAL: 11,070 sq ft  
GROUND FLOOR: 8,369 sq ft, FIRST FLOOR: 2,701 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR



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FIRST FLOOR

**Important notice**

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## Our Services & Offices

