

The Hare & Hounds, Shropshire

10317



EXCEPTIONAL PREMIUM VILLAGE PUB,
COMPREHENSIVELY RESTORED
RETAINING RUSTIC CHARM, NET SALES
£325,000 P.A. EXCL. VAT, 95% WET
TRADE, MANAGEMENT RUN, LOUNGE
BAR, SNUG LOUNGE & DINING,
OUTSIDE TRADING.



The Hare & Hounds, Withington,
Shrewsbury, Shropshire, SY4 4PY

OFFERS ON £385,000
FREEHOLD

LOCATION

Withington is a highly regarded village located around 8 miles west of Shrewsbury, just north of the A5 Shrewsbury to Telford road.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.

NOTTINGHAM | OXFORD | LEEDS

Head Office: 18 The Ropewalk, Nottingham, NG1 5DT

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TOP 50 GASTROPUBS



THE BUSINESS

Acquired by our client in 2024 who immediately closed the site to complete a comprehensive scheme of refurbishment. Operating under management since re-opening, the business currently produces net annual sales of £325,000 excluding VAT 95% derived from wet sales, with a new commercial catering kitchen facility being installed in 2026. An impressive, newly completed self contained 2 bedroom apartment offers AirBnB/letting potential.

THE PREMISES & TRADING FACILITIES

Superbly fitted and presented to a high standard retaining original village pub character, the trading facilities comprise a lounge bar with feature fireplace, log burners and beamed ceilings, a comfortable snug lounge and a private dining room/meeting space. Well equipped commercial kitchen, preparation & wash-up facilities newly installed in 2026. Impressive outside terraces, large car park and expensive level grounds (in separate ownership).

TRADING INFORMATION

We are advised the trading profit & loss accounts for the year ended 31st January 2026 show net sales £322,395 excluding VAT from which a gross profit of £174,642 and an adjusted net profit of £72,000 was achieved. Food sales introduced in July 2026. Accounts will be made available to genuinely interested parties who have viewed the business.

OWNERS ACCOMMODATION

Beautifully presented self contained apartment comprising a lounge, kitchen, 2 bedrooms and bathroom.

TRADE FIXTURES & FITTINGS

We are advised the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

Freehold.

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

EPC

The energy rating is D.

GUIDE PRICE

Offers on £385,000 for the freehold, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

REFUNDABLE DEPOSITS

Our policy is for the buyer to lodge a preliminary, fully refundable deposit as an act of good faith, commitment and ability to proceed. In the unlikely event of the sale not proceeding to exchange of contracts for any reason we will refund the deposit on request.

MONEY LAUNDERING

As with all business agents, Davey Co is subject to the Money Laundering Regulations 2007. This means that we have to obtain and hold identification and proof of address for all buyers.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.