

The Shakespeare Inn, Shropshire

11093



PICTURESQUE RIVERSIDE INN &
RESTAURANT IN HISTORIC TOURIST
HOTSPOT, SUPERB LOUNGE & DINING
AREAS FOR 80+, 4 TOP RATE EN-SUITE
LETTING BEDROOMS

The Shakespeare Inn, High Street, Coalport,
Telford, Shropshire, TF8 7HT

GUIDE PRICE £595,000
FREEHOLD



LOCATION

Prime riverside location a short walk from Coalport China Museum in the beautiful and historic Ironbridge Gorge near Telford, Shropshire.

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

T: 0333 200 8788 E: sales@daveyco.com W: daveyco.com



TOP 50 GASTROPUBS



THE BUSINESS

Occupying a prime riverside location in the historic picturesque Ironbridge Gorge adjacent to the Coalport China Museum, the business operates under management trading evenings and weekends only and yet delivers net annual sales comfortably in the order of £400,000 excluding VAT. Huge potential for daytime trade given stunning busy location with views from the riverside terrace and superbly presented trading areas.

THE PREMISES & TRADING FACILITIES

Through flowing smartly presented and furnished lounge bar and dining areas with exposed brick walling, log burning fireplaces and an impressive conservatory restaurant in all accommodating well over 80 covers. 4 immaculately presented en-suite letting bedrooms, extensive grounds to rear and an excellent riverside trading terrace to the front elevation.

TRADING INFORMATION

We are advised by our client the business produces annual net sales in the order of £400,000 per annum excluding VAT. The advised split on trade is approximately 45% food to 35% wet to 20% accommodation sales, and is run entirely under management. The business undoubtedly possesses outstanding further development potential particularly with the introduction of a successful weekday daytime trade.

Further accounting information will be made available to genuinely interested parties who have viewed the premises.

TRADE FIXTURES & FITTINGS

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

TENURE

We are advised the premises are freehold.

VAT

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

GUIDE PRICE

Offers are sought in the region of £595,000 for the freehold property, 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.