

FOR SALE

THE FOUR CROSSES INN, HOLYHEAD ROAD,  
BICTON, SY3 8EF

Halls<sup>1845</sup>

COMMERCIAL



## FOR SALE - PUBLIC HOUSE WITH DEVELOPMENT POTENTIAL

- Prominently located public house on the edge of the sought after town of Shrewsbury
- The property is operating but closed temporarily due to COVID 19 restrictions
- 130 cover Function Room, 100 plus Cover lounge/restaurant area, meeting room with 24 covers and public bar and 4 bedroomed residential accommodation
- Site Area- approximately 0.7 acres (0.283 hectares)
- POTENTIAL FOR ALTERNATIVE USES INCLUDING RESIDENTIAL DEVELOPMENT SUBJECT TO STATUTORY CONSENTS

PRICE: £550,000 (Exclusive)

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01743 450 700

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## LOCATION

The public house is operating but closed temporarily due to COVID 19 restrictions. The property is prominently located on the north west edge of the town of Shrewsbury at the junction of the B4380 and Isle Lane. The property is located approximately 3 miles from the town centre.

The B4380 serves as one of the main link roads linking Shrewsbury to the A5 and M54. The property is located in the hamlet of Bicton in an area of mixed development with a petrol filling station being the adjacent property.

Shrewsbury serves as the County Town of Shropshire and is an established tourist and administrative centre. The Oxon Caravan and Touring Park is located in close proximity to the property. The town had a population of 71,715 at the 2011 Census and all local amenities are available. Shrewsbury is located approximately 48 miles west of the City of Birmingham and approximately 44 miles south of the City of Chester.

## DESCRIPTION

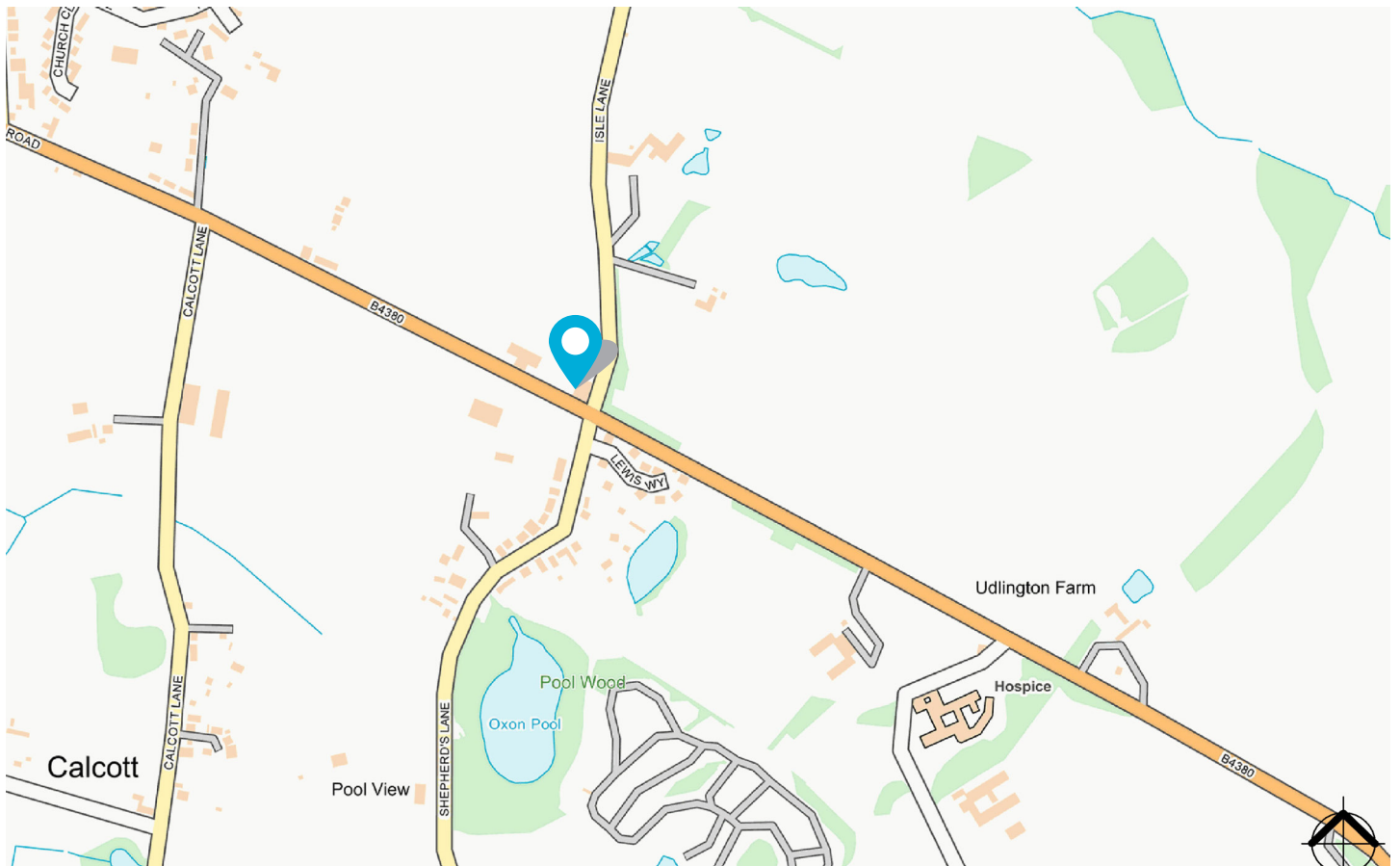
The property comprises of a detached public house which in recent years has been the subject of a scheme of refurbishment works. The public house is closed and sits in a site area of approximately 0.7 acres (0.283 hectares).

The substantial property is of traditional construction being brickwork under a slate roof cover. The property is arranged to provide amongst others function room for 130 covers, a lounge/function room for 100 plus covers, a meeting room for 24 covers and a public bar area on the ground floor. The first floor provides 4 bedroomed residential accommodation.

There is a large car parking area serving the public house with approximately 53 spaces and a patio area and a beer garden.

The size and potential of the property can only be appreciated by undertaking an inspection of the property.

The property would lend itself to a variety of alternative uses including residential development, subject to statutory consents.



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## SERVICES

(Not tested at the time of inspection.)

Mains water, electricity and private drainage are understood to be connected. The property is heated by oil fired central heating and a wood burning stove.

## RATEABLE VALUE

We have made non-verbal enquiries to the local authority and have been advised as follows:

Rateable Value 2019/20: £40,500

Prospective tenants should make their own enquiries to the Local Authority.

## TENURE

The property is offered for sale freehold with vacant possession.

## EPC

The EPC rating is C (72)

## LEGAL COSTS

Each party should be responsible for their own legal costs

## PRICE

£550,000 (Exclusive) plus Stock at Valuation

## FIXTURES AND FITTINGS

All Fixtures and Fittings are included in the sale. A detailed inventory can be made available from the selling agents upon request.

## PLANNING

Prospective Purchasers should make their own enquiries.

The property is understood to benefit from planning consent for use as a Public House falling within Use Class A4.

The property would lend itself to a variety of alternative uses, subject to statutory consents including potentially residential development.



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### ACCOMMODATION

(All measurements are approximate only)

	M
<b>GROUND FLOOR</b>	
Reception	26
Function Room	36.9
Office	8
Toilets	
Restaurant Area 1	48
Restaurant Area 2	47
Bar Area	63
Restaurant Area 3	41
Isle Suite	139
Preparation Area	16
Commercial Kitchen	95
Cellar	29
<b>First Floor</b>	
Landing	
Bathroom	4
Bedroom 1	16
Bedroom 2	10
Bedroom 3	19
Utility Room	6
Bedroom 4	14
Sitting Room	25
Kitchen	17
<b>OUTSIDE</b>	
Seating for 53	
Car Park	
<b>TOTAL SITE AREA</b>	0.7 acres

### VAT

The property is understood not to be elected for VAT

### LICENSING

Prospective purchasers should make their own enquiries the property is understood to benefit from a Justice on Licence, Food Licence and a Ceremonies License.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND



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**RICS**

the mark of  
property  
professionalism  
worldwide

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