



File Ref: M-926343a

Four Crosses

Holyhead Road, Bicton, Shrewsbury, Shropshire SY3 8EF



Tenure
Freehold


Price
£550,000

- Popular public house & function venue
- Refurbished to a high standard
- Substantial car park, beer garden & trade patio
- Residential development (700 houses) planned



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Location

The Four Crosses occupies a corner site at the junction of the B4380 (National Cycle Route 81) and Isle Lane, approximately 3 miles North West of Shrewsbury town centre. This road is one of the major thoroughfares that joins Shrewsbury with the busy A5 ring road that links the M54 Motorway to mid Wales. There is a petrol station adjacent to the premises and Bicton itself is a small hamlet that offers easy access to the growing town of Shrewsbury.

Description

Occupying a site of approximately 0.7 acres The Four Crosses is an attractive detached two storey brick building with painted elevations under a pitched slate roof with a single storey extension also under a pitched roof.

It has the benefit of a 130 cover function room, 100+ cover lounge/restaurant area, meeting room (24 covers) and public bar with the private accommodation (4 bed) on the first floor.

Externally there is a 53 space car park, patio and beer garden.



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Trade

Our client has owned the property since 2002. They operated the property under management until 2007 when they decided to let the property until October 2017. We are therefore unable to provide any historic trading information prior to this period.

Our client reinvested in the premises and appointed a highly regarded management company to re-establish the business. Turnover has continued to increase quarter by quarter and net turnover for the year ending 30th September 2018 was £352,000 net of VAT. The current trade is somewhat food led but due to the function room, meeting room, public bar plus the extensive external areas there is huge potential to develop the trade onto the next level.

Our client will be able to provide to potential lessees VAT quarter figures and management accounts.

Accommodation

Ground Floor

A large entrance lobby as the side of the premises gives access to the trading areas including the "Isle Suite", a beamed function room with seating for approximately 130 covers, wooden dance floor with patio doors leading to the side garden and carvery service area.

A large central passageway gives access to modern internal ladies and gents toilets and a long well fitted bar servery. This bar servery also serves the 100 plus open plan lounge/dining area with loose tables and chairs, part tiled and slate flooring and contemporary furnishings.

Behind the bar servery is the character public bar area/games area with dart throw and pool playing area. The final trade area is the charming private dining area/meeting room with space for approximately 24 covers.

Service areas include an office, well equipped trade kitchen with separate wash-up area, walk-in cold store and 'prep' area.

Basement

Cooled beer cellar.

First Floor

We are advised the private accommodation includes 4 bedrooms, lounge, bathroom and domestic kitchen (not inspected).

Outside

An al fresco dining area adjacent to the entrance lobby with space for approximately 20 covers, side beer garden with space for approximately 40-50 covers and a 53 space car park.

Tenure

Freehold.



Planning

The Shrewsbury Development has identified land between nearby Bicton Heath and Welshpool Road as an area to incorporate 700 private dwellings.

EPC

The property has an EPC rating of C.

Licence

A premises licence prevails, the main licensable activities being: Sale by retail of alcohol for consumption on and off the premises:

Monday to Saturday	10.00 am - 12.30 am
Sunday	11.00 am - 11.00 pm

Business Rates & Council Tax

The property is in an area administered by Shropshire Council. The 2017 Rateable Value has been assessed at £40,500.

The domestic accommodation is within Band A for council tax purposes.

N.B. No business rates will be paid in the tax year 2020-21

Services

The property has the benefit of mains water, electricity and drainage with LPG gas used for cooking and partial heating. Other heating is provided by electric wall heaters.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable.

Prospective purchasers should consult their accountant for professional advice in this respect.

Viewing

Due to the Covid-19 disease government advice to stay at home unless it is absolutely necessary, we are unable to arrange access to any property at the current time.

Please do contact us at birmingham@fleurets.com and one of the team will be happy to answer any questions.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office.

A phone call may help to provide you with terms and/or cover, which best fits your requirements.



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