

FOR SALE

ATTRACTIVE RESTAURANT WITH RESIDENTIAL ACCOMMODATION



**PRICE
OFFERS IN THE
REGION OF £385,000
(EXCLUSIVE)**

AN ATTRACTIVE RESTAURANT FOR SALE WITH GENEROUS OUTSIDE SPACE IN VILLAGE OF MARTON
[THE SUN INN, MARTON, WELSHPOOL, SY21 8JP](#)

- Generously sized accommodation providing a Total Gross Internal Floor Area of 245.27 sq m (2,640 sq ft)
- Four bedroomed owners accommodation above
- Generous car park
- Well presented, extensively fitted out restaurant with 62 covers arranged within 2 areas
- The property has potential for a variety of alternative uses (subject to any statutory consents) and is only reluctantly offered for sale due to retirement

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LOCATION

The property is situated in the attractive village of Marton, 7 miles South East of Welshpool town centre. The property is located on the B4386 which is the main road through the village.

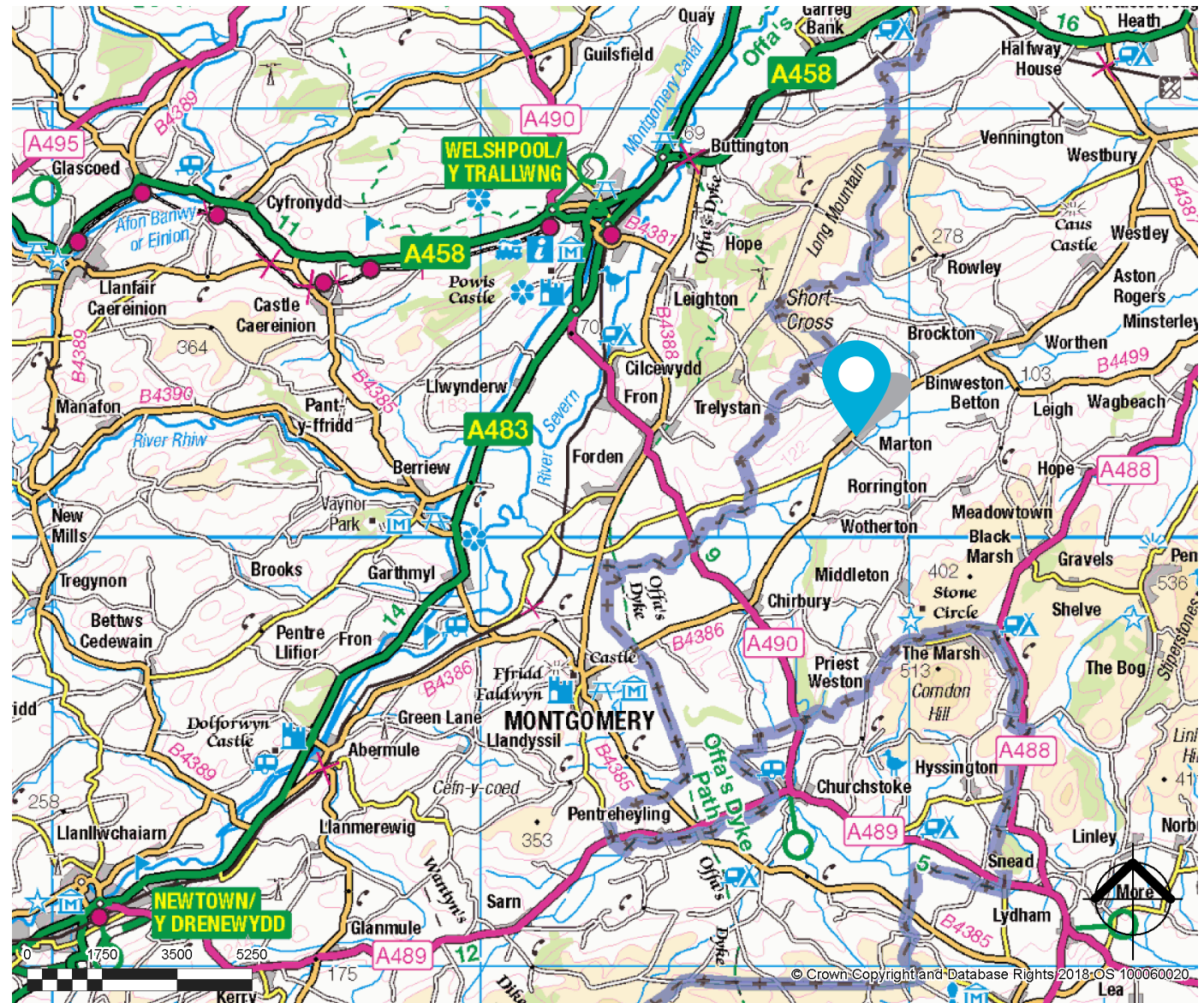
The property is located 16 miles south west of Shrewsbury town centre and 15 miles north East of Newtown town centre. The surrounding properties are residential along with the post office and village shop which are opposite The Sun Inn. There are various caravan sites and caravan sites within close proximity of the property.

DESCRIPTION

The property provides a part two and part single storey restaurant with residential accommodation to the first floor. The ground floor includes an entrance porch, bar area, restaurant area, WCS, Laundry room and commercial kitchens with garage/ store. The total covers in the dining room is 32 covers with a further 30 covers in the bar area. The property also has a basement cellar. The property is free of tie.

The property provides sizeable residential accommodation the first floor which is currently set up as 3 bedrooms with living room and bathroom however this could be reconfigured.

Externally the property benefits from outside seating at the front of the property with a good sized car park to the side and rear. The property sits in a total site area of approximately 0.32 acres (0.13 hectares).





BUSINESS

The business has been run by the existing proprietors for 14 years, it is reluctantly being offered for sale due to retirement.

Financial information relating to the business can be made available from the selling agents after the interested party has signed a non[1] disclosure agreement.

The business is free of tie. The business is run by the proprietors with some part time assistance, there are no existing employees under TUPE.

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FIXTURES AND FITTINGS

All fixtures and fittings are included in the same. A detailed inventory can be made available from the selling agents upon request.

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ACCOMMODATION

(All measurements approximate and relate to the Net Internal Areas.)

	MSQ	SQFT
COMMERCIAL		
GROUND FLOOR		
Entrance Hall	2.93	31.5
Bar Area	45.33	488
Restaurant Area	42.5	457
Kitchen Areas	30.76	332
Laundry	8.49	91
WCs	9.64	104
Store	11.9	128
Garage	20.44	220
GROUND FLOOR TOTAL	174	1,873

RESIDENTIAL

FIRST FLOOR		
Bedroom 1	11.8	127
Bedroom 2	24.47	263
(currently being used as a living room)		
En-suite	2.7	29
Bedroom 3	12.18	131
Bedroom 4	11.89	128
Bathroom	8.23	88.6
FIRST FLOOR TOTAL	71.27	767

TOTAL	245.27	2,640
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PLANNING

Prospective purchasers should make their own enquiries. The property is understood to benefit from planning consent for a public house which is under user class E under the User Classes Order for England.

The property would suit a variety of alternative uses subject to statutory consents.



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SERVICES

(Not tested)

Mains electricity, water and drainage are connected to the property. The property had an oil central heating system. The cookers are currently run on LPG gas bottles.

RATEABLE VALUE

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

Rateable Value (2020/21) £3,400

Rates Payable (2020/21) £1,697

EPC

Rating C Expiry 27/1/2032

Certificate number: 8365-9276-1946-7449-1238

VAT

The property is understood not to be elected for VAT

TENURE

The property is offered for sale as a freehold with vacant possession under title number SL93780

PRICE

Offers in the region of £385,000 (Exclusive)

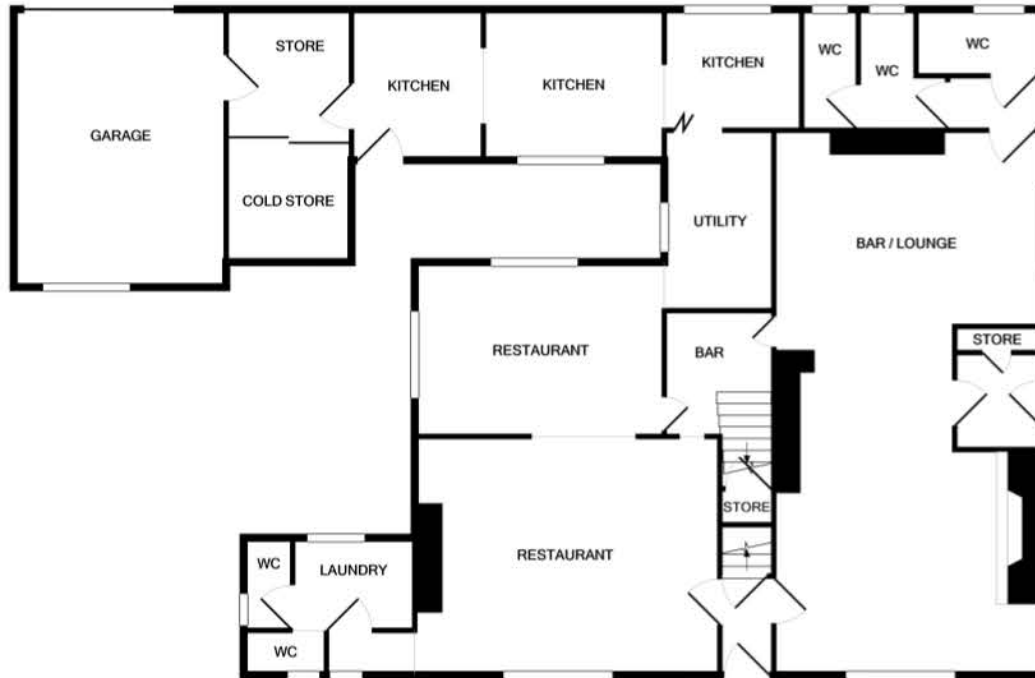
LEGAL COSTS

Each party responsible for their own legal costs incurred in documenting this transaction

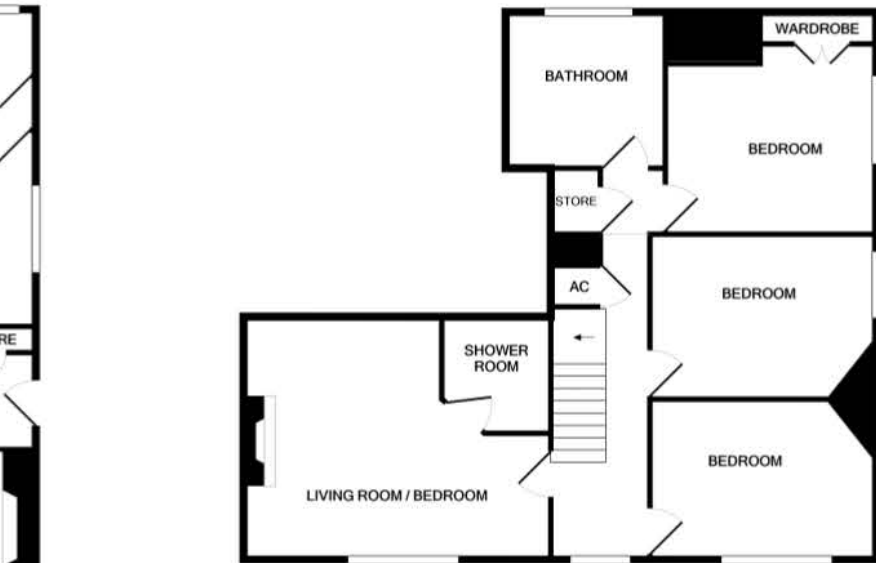
LOCAL AUTHORITY

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

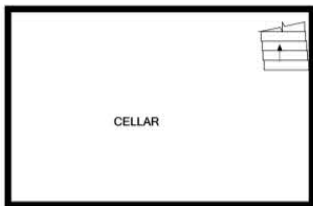




GROUND FLOOR



1ST FLOOR



CELLAR

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VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact :

James Evans

07792 222 028

E: james.evans@halls.gb.com

Harriet Shakeshaft

07538 912 096

E: harriets@halls.gb.com

Commercial Department

01743 450700

E: commercialmarketing@halls.gb.com



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