



**The Plume of Feathers**

**Harley, Shrewsbury, Shropshire, SY5 6LP**

**Ref: 358**

**£25,000**

- **AVAILABLE ON A FREE OF TIE LEASE OR TENANCY**
- **Large attractive country inn – in heart of Shropshire tourist area**
- **Large trading area with open-plan restaurant – total 90 covers**
- **Nine en-suite letting bedrooms**
- **Fully fitted catering kitchen**
- **Large car park and patio garden**
- **Self-contained three-bedroom accommodation**

**£25,000** is the minimum capital amount needed in order to enter this excellent business venture.

For further information please call:  
Bruce Sprosen on **07467 947296**

**BATH**

3 Edgar Buildings, George Street, Bath BA1 2FJ

**LONDON**

71-75 Shelton Street, Greater London, WC2H 9JQ

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## LOCATION

The Plume of Feathers is located in the rural agricultural village of Harley, at the foot at Wenlock Edge, a National Trust site in the Shropshire hills. The area is famous for its outstanding natural beauty and attracts tourists and holidaymakers all through the year. The picturesque, historic town of Much Wenlock is close by whilst just four miles away is the Wild Heritage site of Ironbridge Gorge.

The Pub occupies a prominent location fronting the Main A58.

## THE BUSINESS PREMISES

### Bar / Restaurant Area

There is quality customer trading space surrounding an open-plan "L" shaped Bar.



There is bar seating for around 30 and dining seating for around 60 although customers may eat wherever they like.



The Trade areas are well fitted with stripped wooden floors, part panelled walls and some lovely old character features, including exposed stone and beams dating back to the Pub's 16<sup>th</sup> Century heritage.



### Ladies and Gents WCs

### Commercial Kitchen

The large and well fitted Trade Kitchen is presented in good order.

## LETTING ACCOMMODATION

There are nine letting bedrooms all of which have en-suite facilities and all are well presented.



## OWNERS HOME

The private accommodation is in the form of a small self-contained flat. It comprises a fitted kitchen and lounge area with wooden flooring on the ground floor. On the first floor there are three medium sized bedrooms and a bathroom.

## OUTSIDE

You will find a large Car Park for around 50 vehicles together with a Patio Trade Garden for around 20.



## THE BUSINESS

Our clients' vision is that this business could achieve an annual turnover in excess of £500,000 as operated by an experienced new owner.

## TENURE

The Plume of Feathers is available on the basis of a NEW FREE OF TIE COMMERCIAL LEASE or on the basis of a new five year tied agreement with initial rent of £15,000 per annum. Free of tie rental offers are invited.

## VIEWING AND FURTHER INFORMATION

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296.

We ask that staff are not approached directly as some are not aware of the proposed sale at this time.

Bruce has visited the business and will be pleased to discuss with you any further details you require.