



Business & Commercial Property Agents & Valuers



## THE HORSESHOE INN

Church Street, Shipston-on-Stour, Warwickshire CV36 4AP

Ref 380

£15,000

- **17TH CENTURY COACHING INN IN HISTORIC NORTH COTSWOLD TOWN.**
- **RECENTLY REFURNISHED WITH TRADITIONAL DÉCOR, OAK BEAMS, FULL OF CHARACTER.**
- **SEATS AROUND 60 IN TOTAL WITH DINING AND DRINKING AREAS.**
- **WELL FITTED CATERING KITCHEN OFFERS OPPORTUNITY FOR GOOD FOOD TRADE.**
- **FIVE BEDROOM OWNERS ACCOMMODATION.**
- **TRADE PATIO AREA AND CAR PARK FOR 15.**
- **POTENTIAL TURNOVER £367,000 (NET OF VAT)**

**£15,000** is thought to be the minimum cash needed in order to enter this excellent business opportunity. This will include stock and glassware at valuation, deposit and rent in advance. In addition, you will need to provide funds for working capital.

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

**OFFICES IN LONDON & SOMERSET  
CONSULTANCY**

**SALES - LETTINGS - VALUATIONS -**



## LOCATION

The small Market Town of Shipston-on-Stour is situated in south Warwickshire and ideally located for visitors to north Cotswolds and Stratford-upon-Avon. Surrounded by places of interest including Chipping Camden, Broadway and Moreton-in-Marsh, the town has good links to the M40 Motorway and Stratford-upon-Avon is only ten miles away. Shipston-upon-Stour is popular with tourists due to its wonderful mix of Shops, Pubs, Restaurants and Hotels.

## THE BUSINESS PREMISES

This is an early 17th Century Coaching Inn with many wonderful traditional features throughout including oak beams, exposed brick work and open fireplaces. Entering the Pub from the main high street, guests are greeted by the large

### Island Bar

Which serves all areas.



## Trading Areas

There are two distinct trading areas with space for around 60 covers in total.



## Restaurant

To left and Bar to the right-hand side of the Main Bar.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.



Also on the ground floor is a

### **Catering Kitchen**

Offering the opportunity to serve great pub food from The Horseshoe.

### **OUTSIDE**

To the rear is a small but pleasant enclosed patio area which is partially covered and can accommodate over 20 covers.

Accessed through the arch from the main road, is a Car Park with space for around 15 vehicles.



### **PRIVATE QUARTERS**

Is situated on the first floor comprising of:

Five Bedrooms, Lounge, Kitchen, Bathroom and separate W.C.

The accommodation is in need of some upgrading which will be attended to prior to new operators taking over.

### **THE BUSINESS**

We are not able to disclose current trading information, nor can we warrant any trading details. The vision for this site is that it will be capable of turning over circa £367,000 per annum (net of Vat).

### **TENURE**

The property is available on the basis of a Brand New Agreement with Stonegate Group Pub Partners. Rent will be payable weekly in advance and an annual rent guide of £29,000 is quoted.

### **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.



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