



**THE CRAVEN ARMS**  
SHREWSBURY ROAD, SHROPSHIRE. SY7 9QJ

- MAJOR REFURBISHMENT OF MAIN ROAD PUB/HOTEL
- FRONTING BUSY MAIN ROAD
- SEVERAL TRADING AREAS WILL BE REFURBISHED
- 60 SEAT RESTAURANT
- EIGHT BRAND NEW EN-SUITE LETTING ROOMS TO BE ADDED
- FOUR BEDROOM OWNERS HOME

REF: 236  
£16,500

£16,500 is thought to be the minimum amount of cash 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  
t: +44 (0) 333 121 0900

**LONDON**

71-75 Shelton Street, London, WC2H 9JQ  
t: +44 (0) 333 121 0900

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## LOCATION

Craven Arms is a charming Town and Civic Parish in the picturesque county of Shropshire. This bustling Market town has shops, services and industrial businesses that supply the surrounding rural area. The A49 and Welsh Marshes Railway provide links to the larger Towns of Shrewsbury and Ludlow.

Recently there have been a considerable number of new housing developments constructed in the Town while the Tow Centre has had notable development in recent years.

This large Pub and Hotel is situated in the centre of the Market Town next to the busy A49 road. It is located beside a small island which causes traffic to slow down whilst passing, thus being highly noticeable from moving vehicles.

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Shropshire  
SY7 9QJ



## THE BUSINESS PREMISES

The business premises are extremely well presented and comprise the following:

### PUBLIC BAR

With open fires.

### LOUNGE BAR

With open fires.

### FUNCTION ROOM

### CATERING KITCHENS

The large Commercial Kitchen is well fitted with a range of stainless steel equipment.



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## PRIVATE QUARTERS

The owners home consists of four bedrooms, a lounge, kitchen and bathroom.

## OUTSIDE

There is an external enclosed Pub Garden/Patio and large Car Park. There is a separate smoking area by the rear patio

## THE BUSINESS

The business is currently open and trading by a temporary Management team. Moving forward, the vision is that this business is capable of taking circa £500,000 net of VAT per annum. We are unable to warrant any trading figures.

## DEVELOPMENT PLANS

Full and more detailed information can be provided and a complete refurbishment of The Craven Arms Hotel is anticipated.

The new exterior will be inviting from a curb appeal prospective with new signage and paintwork.

Both Bar areas will be refurbished.

The current Function Room will be re-named as a Dining area.

Eight new letting bedrooms will be created all with en-suite facilities.

The whole outside areas will also be refurbished to a high standard.

## TENURE

The property is available on the basis of a brand new five year agreement with Star Pubs and Bars. The agreement is Free of Tie for wines and spirits.

## VIEWING

Strictly by appointment and under no circumstances must any approach be made directly to the business. Arrangements can be made via Sprosen on **0333 121 0900** or if you prefer call Bruce Sprosen of Sprosen on **07467 947296**.

## CONTACT BRUCE

**07467 947296**

**BRUCE@SPROSEN.COM**