



Ellesmere Hotel

Ellesmere | Shropshire | SY12 0ES





Investment Opportunity in the Heart of Ellesmere

Ellesmere Hotel presents a unique opportunity to acquire a substantial, prominently located licensed hotel with a thriving bar, restaurant, and 20 well-appointed letting rooms. This long-established and profitable business benefits from a strong reputation, an attractive outside seating area, and convenient on-site parking.

Free of tie and boasting significant future potential, the property is ideally positioned on High Street in the picturesque town of Ellesmere, a popular tourist destination near the Welsh border. Whether as an owner-operator venture or an investment opportunity, Ellesmere Hotel offers an exciting prospect in a sought-after location.

Ellesmere Hotel

The Ellesmere Hotel is a substantial and prominently positioned building, comprising part three, part two, and part single-storey sections and two basement areas.

Prominently located in the heart of Ellesmere, this substantial licensed hotel offers a thriving, long-established business. It features a large bar, restaurant, and 20 well-appointed letting rooms, including proprietor's accommodation. With strong profitability, an attractive outside seating area, and on-site parking, the property is free of tie and holds significant future potential. Ideal for continued operation or further development, it presents an exceptional investment opportunity.

The ground floor is arranged to provide a spacious public bar area with cellarge, a restaurant offering seating potential for over 80 covers, a commercial kitchen, toilets, and ancillary stores. The upper floors are configured to provide 20 letting rooms, including a proprietor's flat.

Offering extensive accommodation with a total Gross Internal Floor Area of approximately 1,314 m² (14,145 ft²), the property is free of tie and has undergone an ongoing program of improvement and refurbishment works, ensuring it is well presented.

Outside Area

The property also benefits from a large external seating area to the rear and approximately eight car parking spaces. It is conveniently situated adjacent to the public car park serving Ellesmere town centre.



Location

The property benefits from a prominent location fronting onto High Street in the charming town of Ellesmere, offering easy access to all local amenities.

- **High Street Position:** One of Ellesmere's main retail streets, surrounded by established businesses including Ismays, ADT, Ellesmere Dental Practice and Halls.
- **Tourist Appeal:** Ellesmere is a well-known tourist destination in Shropshire, near the Welsh border.
- **Convenient Access:** located 15 miles northwest of Shrewsbury, 8.5 miles northeast of Oswestry, 12 miles southeast of Wrexham.
- **Scenic Surroundings:** Positioned beside The Mere, one of England's largest natural meres outside the Lake District, with eight additional meres nearby, offering picturesque countryside and walking routes.
- **Transport Links:** The A495 and A528 roads intersect in Ellesmere, with the nearest railway station at Gobowen.
- **Llangollen Canal:** The town lies beside this historic canal, which terminates near Llangollen after passing through an 18km World Heritage site.
- **Historic Reference:** Ellesmere Hotel has a rich history in local community engagement, raising £1m in 1792 to start developing the town canal.

With a 2011 population of 3,835, Ellesmere combines strong local trade with tourist-driven demand, making it a highly attractive investment location.

 what3words - token.website.convinced



Accommodation

GROUND FLOOR

Bar | Reception | Ladies toilets | Gents toilets | Pool room | Meeting room | Corner room
Top room | Side entrance and stairwell | Restaurant | Disabled toilet | Commercial kitchen
Store 1 | Preparation | Store 2

BASEMENT

Cellar 1 | Cellar 2

FIRST FLOOR

Landing | Laundry room | Room 1 | Room 2 | Room 3 | Room 4 | Ironing room | Washroom
Room 7 | Room 8 | Room 9 | Room 10 | Room 11 | Room 12 | Room 13 (proprietors flat)
Side landing

SECOND FLOOR

Room 5 | Room 6 | Room 14 - family room | Room 15 | Room 16 | Room 17 | Room 18
Room 19 | Room 20 | Linen cupboard | Cupboard/stores

OUTSIDE

Seating Area | Car parking for 8 vehicles

TOTAL GROSS INTERNAL FLOOR AREA – 1,314 M SQ (14,145 FT SQ)





Business Summary

The business is long established and has been owned by the existing proprietors for 16 years and independently run for almost 10 years and is only reluctantly offered for sale due to retirement. The business trades offering a spread income base from wet sales, dry sales and letting accommodation. The business is run by the proprietors with two full time staff and a variety of casual staff- further details are available from the selling agents upon request.

The business trades on the following hours currently:

Monday - Thursday 4pm to 11pm

Friday 4pm to 1am

Saturday 12pm to 12.30am

Sunday 2pm to 11pm

The business has a licence that allows it to trade from 10am to 2am, there is therefore significant potential to increase the hours of trading.

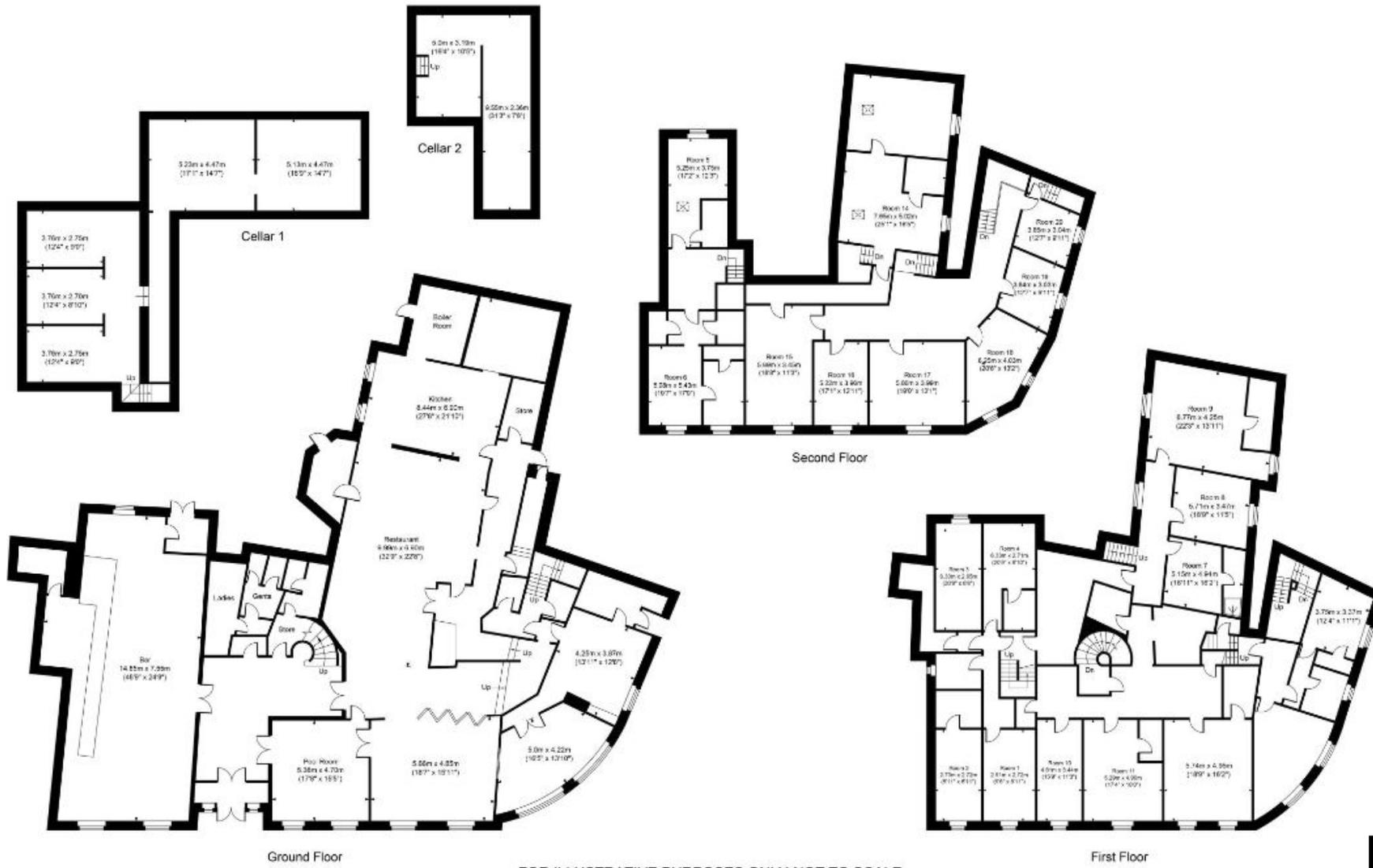
Finances

The business for the financial year ending April 2024 had a turnover of approximately £425,000. There is significant potential to increase the turnover of the business through extended opening hours and intensified use of the letting rooms. Further financial information including audited trading accounts are available from the selling agents upon request.

The business is free of tie.



Ellesmere Hotel Floor Plan



Key Details

Rateable Value

Rateable Value: £24,250
Rates Payable: £13,241

Price

Offers in the region of **£1,150,000** (exclusive) plus SAV

VAT

The property is understood to be omitted from VAT and therefore no VAT will be payable on the sale price.

EPC

Rated B (47)

Legal Costs

Each party is to be responsible for their own legal costs incurred in respect of the sale.

Local Authority

Shropshire Council
Shirehall, Abbey Foregate
Shrewsbury SY2 6ND

 0345 678 9000

 [SHROPSHIRE COUNCIL WEBSITE](#)

Fixtures & Fittings

An inventory of fixtures and fittings that are included in the business sale can be made available from the selling agents upon request.

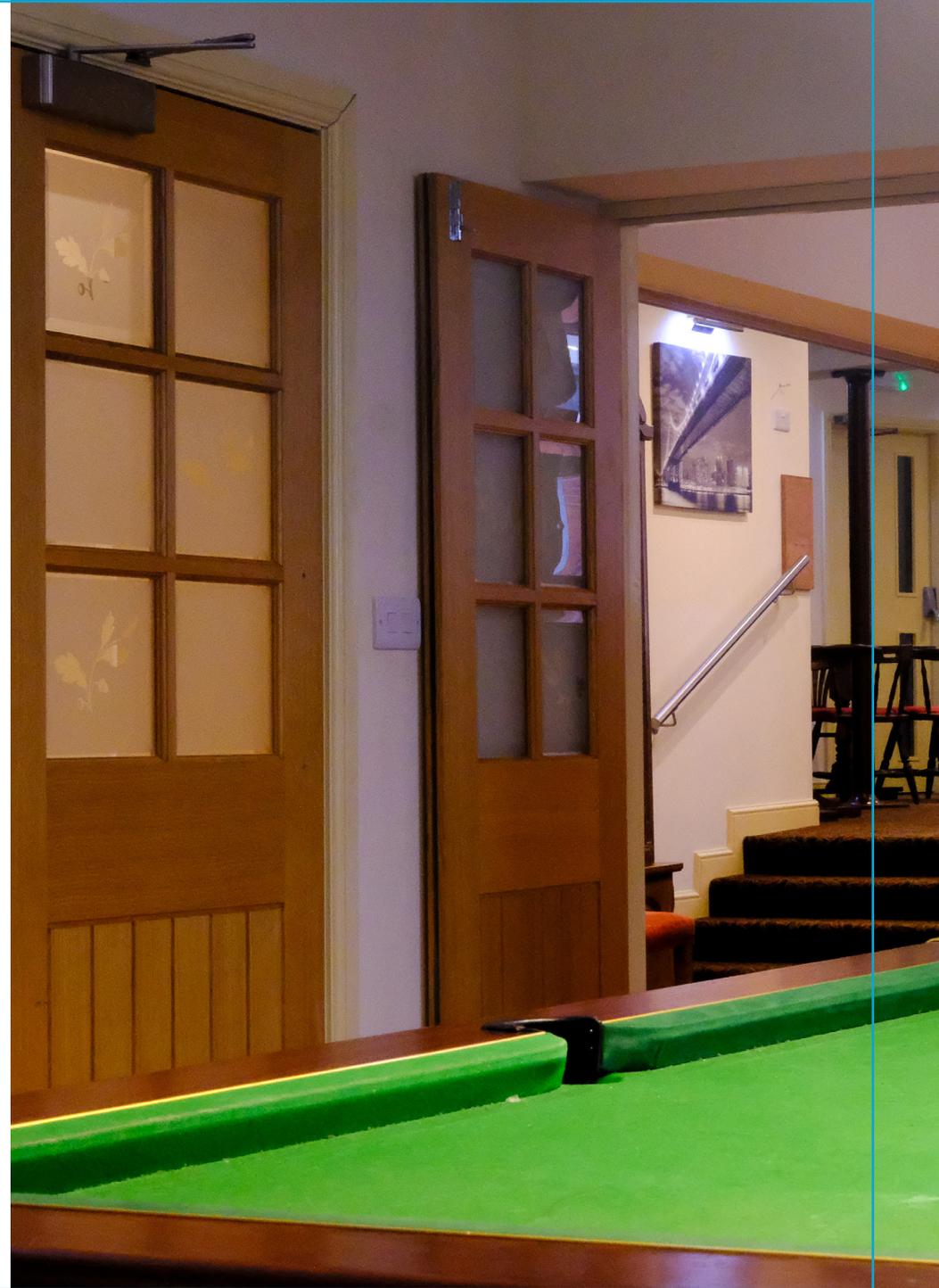
Services

All mains services are understood to be connected to the property. The property is understood to benefit from gas fired central heating. The property has the benefit of three phase electricity.

Planning

The property is understood to benefit from its planning consent as a hotel/letting rooms with licenced premises that falls within Use Class C1 and Use Class Sui Generis of the Town and Country Use Classes Order 1987. Parts of the property on the exterior are understood to be Grade 2 listed.

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Halls

Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:

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