

FOR SALE FREEHOLD – PRICE: OIEO £500,000 + VAT
THREE HORSESHOES, HIGH TOWN, PRINCETHORPE, RUGBY,
WARWICKSHIRE, CV23 9PR



- Substantial two storey detached pub located in the village of Princethorpe
- Prominent position fronting the A423 and B4455
- Large plot of around 0.67 of an acre
- Alternate use potential, subject to obtaining the necessary consents
- The property will appeal to local/regional pub and restaurant operators, developers, builders and investors

Location

The Three Horseshoes is located in the village and civil parish of Princethorpe in the Rugby district of Warwickshire and is around 7 miles south west of the town of Rugby and 6 miles north east of the town of Leamington Spa. It is at the centre of a busy junction between the A423 (Coventry to Banbury), B4453 (Rugby to Leamington) and B4455 (Fosse Way) roads.

The pub is situated in a prominent position at the junction of the A423 and B4455. The surrounding area comprises of residential properties, a petrol station, a primary school and Princethorpe College.

Property Description

The Three Horseshoes is a two/part three storey detached property with painted and rendered elevations beneath a number of pitched and hipped roofs.

Accommodation

The ground floor consists of an entrance hall leading to the bar area with two open-plan rooms and a timber bar server which can accommodate a total of around 35 covers and there is a further seating area for around 25 covers. The pub benefits from retained period features including open fireplaces and painted timber beams.

Ancillary areas include customer WC's, a good sized catering kitchen, various stores and a basement cellar.

The first and second floors consist of the private living accommodation and the letting accommodation. The private living accommodation includes a kitchen, shower room, bedroom and lounge with main bedroom and an en-suite bathroom. The letting accommodation consists of three double bedrooms with en-suite shower rooms. The second floor includes a further bedroom.

Externally, there is a large grassed trade garden and covered paved terrace which can accommodate around 65 covers, garage, store and a good sized car park to the front, side and rear of the pub which provides space for around 20 vehicles.

The property's Gross Internal Area is around 4,334 sq ft and it sits on a plot size amounting to circa 0.67 of an acre.

The property will appeal to local/regional pub and restaurant operators, developers, builders and investors.

Tenure

Freehold. The property is held under Title Number WK349844 and the Title Plan is included on page 6.

An overage provision will be included in the sale which is in relation to any new build residential development on the site. Further details of the overage provision are available on request.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. The property falls within the settlement boundary of Princethorpe. For further information please contact the local authority.

Services

We understand the property is connected to mains drainage and electricity, the heating is via oil and cooking is via LPG. However, interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Sunday – Wednesday 11:00am - 11:00pm

Thursday 11:00am – 11:45pm

Friday - Saturday 11:00am - 12:30am

Fixtures & Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £14,400 with effect from 1st April 2023. Small business rate relief might apply to this property. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band D. A copy is available upon request..

Virtual Tour

<https://my.matterport.com/show/?m=SDMnn7ojzNq&ts=1>=1>=1>

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



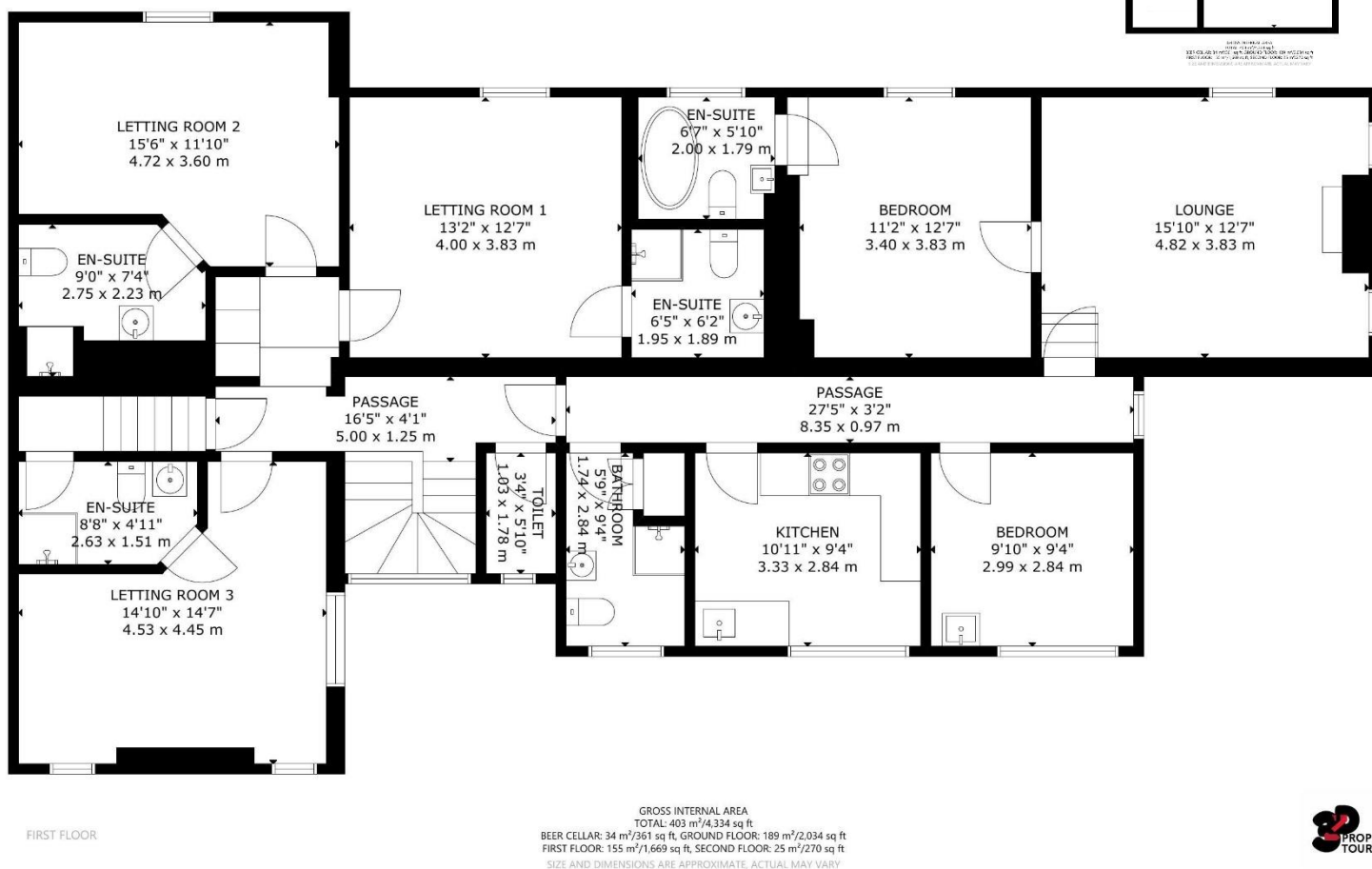
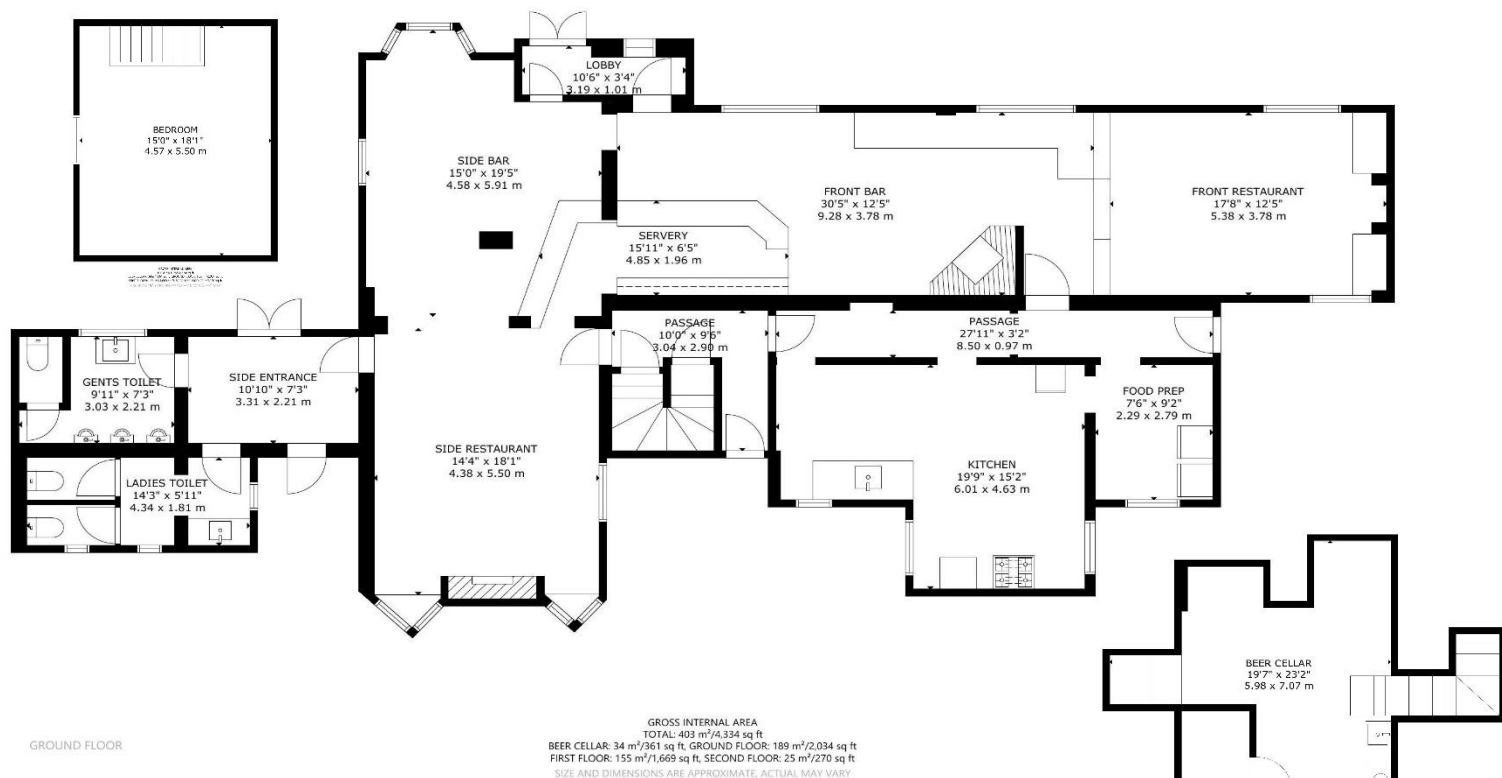
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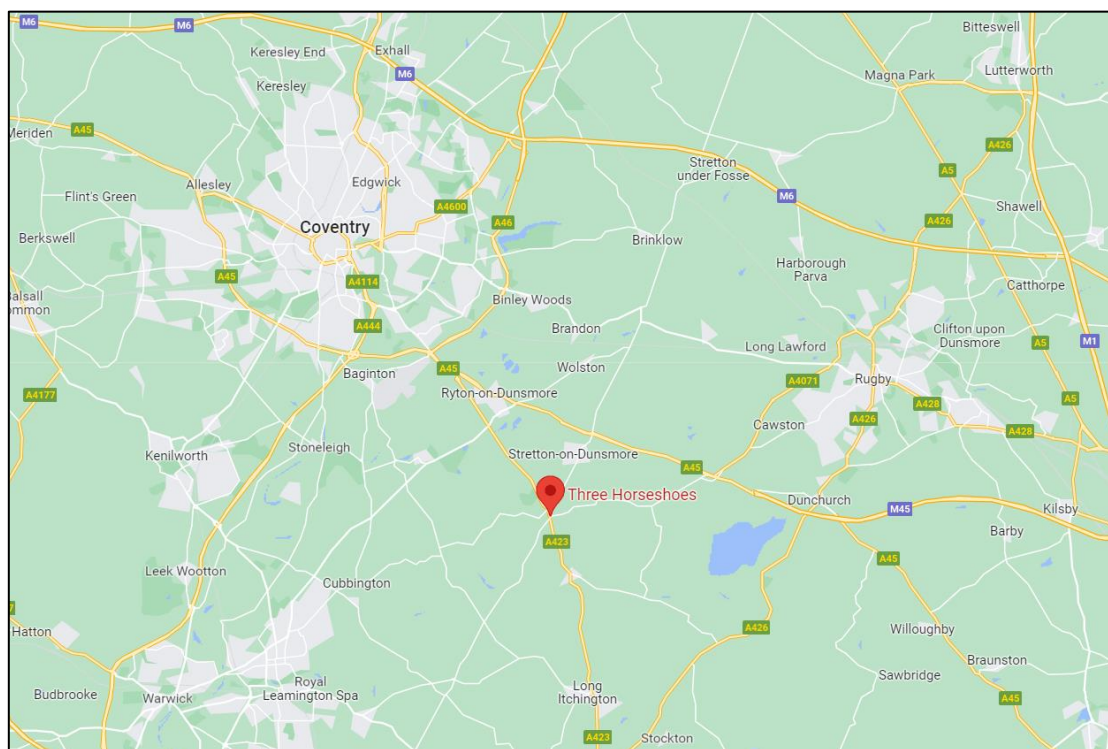
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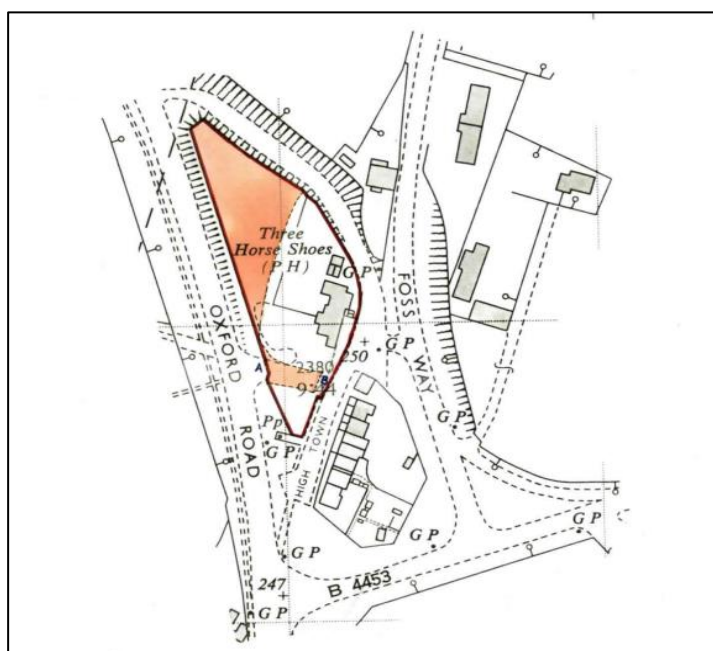




Location Plan



Title Plan



Important notice

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Our Services & Offices

