



The Foresters Arms, Avenue Road Broseley, Shropshire, TF12 5DL

- Attractive public house/restaurant with potential for alternative use subject to planning permission
- Ground floor accommodation of approximately 2,287 sq ft (212.49 sq m)
- Plus two-bedroom living accommodation on the first floor
- Large on site car park and separate function room, gardens and terrace
- Prominent location close to Ironbridge Gorge

The Foresters Arms

Avenue Road, Broseley

LOCATION

Broseley is a small town in Shropshire, which lies on the southern side of Ironbridge Gorge (now a World Heritage Site), approximately 1 mile from Telford and 6 miles from Bridgnorth. The River Severn flows to the north and east of the town.

The property itself is situated approximately 500 metres southwest of the centre of Broseley and enjoys a prominent roadside position fronting onto Avenue Road (B4373), close to its junction with Church Street (B4375), being two of the main routes passing through the village. The immediate surrounding area is residential.

DESCRIPTION

The property comprises a detached two-storey public house known as The Foresters Arms, which has most recently been utilised as a Thai restaurant trading as The King and Thai. The main customer entrance is located to the front of the building, with a further entrance to the rear.

The ground floor accommodation is arranged to provide a lounge, bar and two restaurant areas with servery provision, together with ladies and gents toilets and a cellar. Kitchen facilities are located to the rear of the restaurant, together with associated stores and preparation areas.

Living quarters are provided on the first floor with accommodation of: sitting room, two bedrooms, office/kitchen and bathroom.

Outside, there is a separate single storey function room to the rear of the main building, together with a terraced seating area and gardens. To the side of the building is a large customer car park.

ACCOMMODATION

GROUND FLOOR:

Lounge	231 sq ft	21.5 sq m
Bar	172 sq ft	15.94 sq m
Servery	101 sq ft	9.38 sq m
Original restaurant	620 sq ft	57.61 sq m
New restaurant (rear)	609 sq ft	56.61 sq m
Kitchen and preparation area	554 sq ft	51.45 sq m
WC facilities		
Total Area	2,287 sq ft	212.49 sq m

FIRST FLOOR:

Two-bedroom living accommodation



SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property currently has planning permission for uses within Class A3 and A4 of the Town & Country Planning Act 1987 (Use Class Order 2005). The main building does lend itself to potential alternative uses subject to obtaining the necessary planning consent.

TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

RENT

Rent upon application from the agent.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Shrewsbury, SY2 6ND - Tel: 0345 678 9003

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £15,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(71).

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3574



What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

Printcode: 202032

Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk