



The Foresters Arms Public House

Avenue Road, Broseley, Shropshire, TF12 5DL

- Attractive public house/restaurant and premises with potential for alternative use subject to planning permission
- Ground floor accommodation extends to 2,287 sq ft (213 sq m)
- Plus first floor, well presented two-bedroom living accommodation
- Self-contained site incorporating a large car park, gardens and terraced seating area, with separate function room and cafe/shop
- 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 and restaurant known as The Foresters Arms. 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 detached single storey function room to the rear of the main building, together with a terraced seating area and gardens. To the side of building is a large customer car park and a separate cafe/shop.

ACCOMMODATION

Ground	Lounge	231 sq ft	22 sq m
	Bar	172 sq ft	16 sq m
	Servery	101 sq ft	9 sq m
	Original restaurant	620 sq ft	58 sq m
	New restaurant (rear)	609 sq ft	57 sq m
	Kitchen and preparation area	554 sq ft	51 sq m
	WC facilities		
Total Area		2,287 sq ft	213 sq m
First	Two-bedroom living accommodation	Not measured	



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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 a Sui Generis use, however interested parties are advised to make their own enquiries with the Local Planning Authority.

The premises 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.

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 2023 rating list is £20,000 with effect from 1 April 2023.

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

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Ref: BNF/3574



Printcode: 2023424

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.

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