



## 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 extending to 2,287 sq ft (213 sq m)
- First floor, well presented, two-bedroom living accommodation
- Self-contained site incorporating large car park, gardens and terraced seating area with separate function room and outbuilding
- 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 separate single storey function room to the rear of the main building, together with a raised terraced seating area and gardens. To the side of building is a large customer car park and a separate outbuilding.

### 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         |
| Toilets                          |                    |                    |
| <b>Total Area</b>                | <b>2,287 sq ft</b> | <b>212.49 sq m</b> |
| FIRST FLOOR:                     |                    |                    |
| Two-bedroom living accommodation | Not measured       |                    |



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### 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

### 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.

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2026 rating list is £28,250.

### 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.

### ANTI MONEY LAUNDERING

A successful tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

### 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](mailto:nathan@andrew-dixon.co.uk)

Ref: BNF/3574



Printcode: 2026625

### 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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