



Gibson's Bar & Nightclub

New Street, Oswestry, Shropshire, SY11 1PY

Freehold Investment £800,000

- Approximately 0.28 acres in town centre location
- Mixed residential and commercial properties
- Nightclub producing rent of £39,000 per annum
- Shop and four bedroom flat producing rent of £12,000 per annum
- Two bedroom house producing rent of £9,000 per annum
- Dilapidated barn with scope for further development
- Currently producing income with scope for development of the whole site

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LOCATION

The market town of Oswestry is located in the county of Shropshire, close to the Welsh border. It is governed by the Shropshire Local Authority and at the time of the 2021 census, had a population of approximately 17,500. It is a busy junction, being at the meeting point of the A5483 and A495 which provide road access throughout the region. It is approximately five miles from the Welsh border, 14 from Wrexham, 15 from Welshpool, 20 Whitchurch, 19.5 Shrewsbury and 26 Chester.

The subject properties are located at the heart of Oswestry, just 100 metres from the town centre. The nightclub faces New Street and the two residential properties face Willow Street. In total, the site extends to approximately 0.28 acres and provides three separate rental incomes including commercial property by way of a nightclub retail unit, two residential units and a barn with potential for development.

In brief, the site consists of the following:

NIGHTCLUB

Entrance vestibule with kiosk. MAIN CLUB ROOM arranged around a large, brick constructed servery having wood canopy over. Split level seating areas, dance floor and a raised DJ booth.

LADIES' and GENTLEMEN'S TOILETS incorporating ACCESSIBLE TOILETS.

Access from behind the servery to KITCHEN, having a small selection of commercial catering effects and equipment.

First floor:

LOUNGE with seating for approximately 30 with ample room for more standing.

Steps up to the DANCE FLOOR and BAR SERVERY with seating area for 30. French doors to the ROOF TERRACE with eight 'A' frame, picnic style benches.

STOREROOM.

LADIES' and GENTLEMEN'S TOILETS.

NB: There is a second internal staircase from the front of the building which allows the trading at ground and first floor to operate independently.

MEWS HOUSES

There is a small mews of properties: a retail unit and two houses which belong to the club, and a stable block which has favourable pre-planning advice for conversion into two townhouses.

Shop Premises

Small shop premises with STOREROOM behind and WC.

26 Willow Street - House adjoining shop

Ground floor entrance with access to the first floor accommodation comprising LOUNGE, WC, KITCHEN/DINER with fitted units and large DOUBLE BEDROOM.

On the second floor is a SHOWER ROOM and THREE LARGE DOUBLE BEDROOMS.

26B Willow Street - House

A front door leads into the open plan KITCHEN/DINER with fitted units. LOUNGE. SECOND LOUNGE with large STOREROOM. On the first floor is a FAMILY BATHROOM and TWO DOUBLE BEDROOMS.

THE BUSINESS

The current owners previously operated the nightclub successfully and lived in one of the adjacent residential units. More recently, all properties have been let and produce a rental income of £54,000, the breakdown of which is shown below:

Property	Rental Income
Gibson Bar & Nightclub	£39,000 per annum
Shop Unit	£6,000 per annum
26 Willow Street	£9,000 per annum
26B Willow Street	£6,000 per annum
Barn	Not rented



TENURE & PRICE

FREEHOLD INVESTMENT £800,000 for the freehold properties and trade furniture, fixture, fittings and effects of the nightclub only. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A Premises Licence is held for Ro-Loz Bar & Nightclub permitting the sale of alcohol on and off the premises:

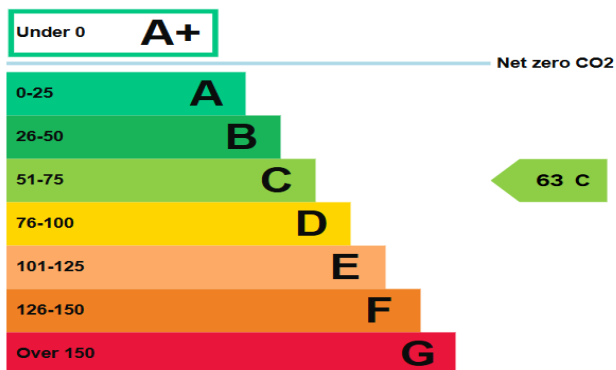
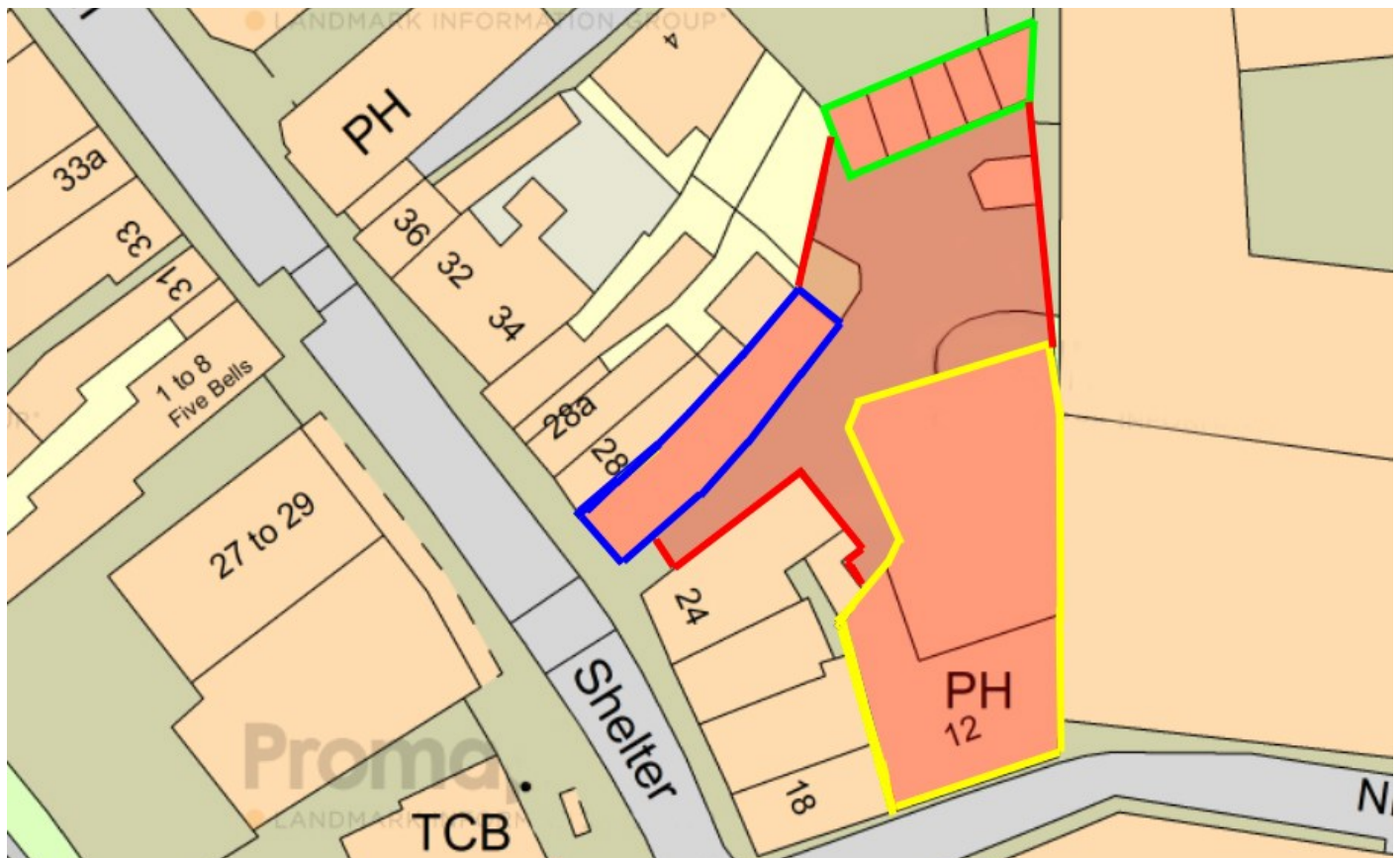
Friday to Saturday: 08:30—04:30

Sunday to Thursday: 08:30—01:00

SERVICES

Mains services are connected to all properties.

Local Authority: Shropshire Council.



BUSINESS MORTGAGES

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EPC Reference: 3496-6368-1590-0106-0257

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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