



The Shakespeare Inn

High Street, Coalport, Telford, Shropshire, TF8 7HT

Tenure: Freehold

Price: £595,000

Ref: 96202

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- At the heart of a World Heritage site
- Appointed to a very good standard throughout
- 4 en suite letting bedrooms
- Character interconnecting trading area
- Excellent three-tier garden and beer patio
- Well-established profitable trade from limited hours

Location

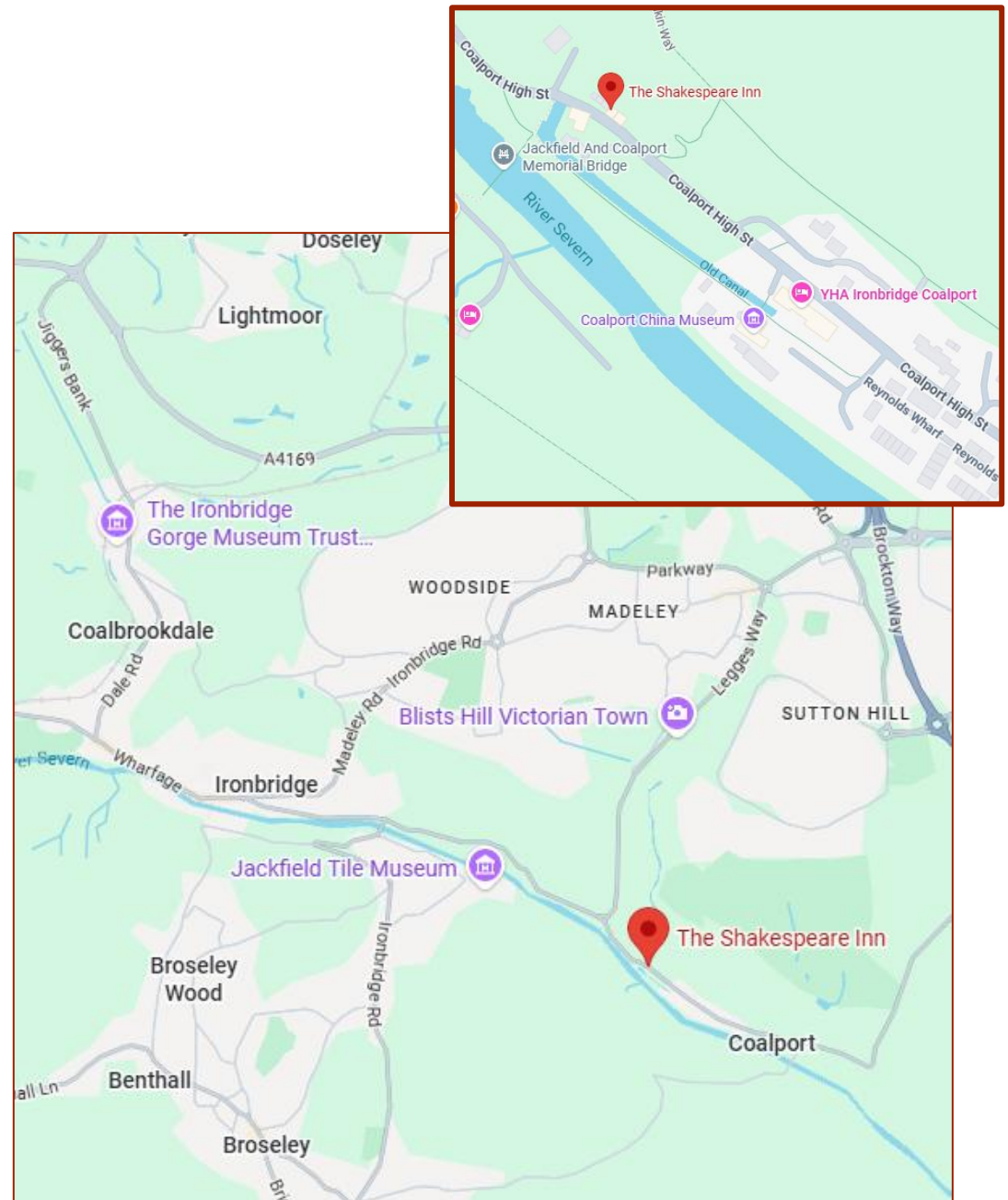
The public house has been in the same family hands since 1999, during which time it has been well maintained and has traded successfully.

The owners originally traded the business themselves, but more recently under management at 'arms-length'. It still proves to be a very popular and profitable business.

The Shakespeare Inn is a well-appointed public house with letting rooms, located within the village of Coalport High Street, close to the River Severn and at the heart of the Ironbridge Gorge World Heritage Site.

The Ironbridge Gorge was one of the first UK sites to be awarded World Heritage status by UNESCO in 1986, being recognised as an area for its unique and unrivalled contribution to the birth of the Industrial Revolution of the 18th Century, the impact of which is still felt across the world today. The UNESCO status, along with the large number of local tourist attractions including the Coalbrookdale Museum of Iron and the Old Furnace at the start of March 2026. This will undoubtedly increase annual visitor numbers to the local area.

The National Trust is due to take on the Ironbridge Gorge Museum Trust's 10 museums and 35 listed sites including Blists Hill Victorian Town, the Coalbrookdale Museum of Iron, and the Old Furnace at the start of March 2026. This will undoubtedly increase annual visitor numbers to the local area.



The Property

The property provides a well planned and easy to operate interconnecting trading area to the ground floor, with letting accommodation above.

It also has the benefit of excellent outside trading areas, with a beer patio to the front and large three tier trade garden to the rear.

Although the property does not own its own car park it is located next to Haywood, which provides a number of walks within the village of Coalport and has public parking on the High Street and further parking to be found at the nearby China Museum.

The property appears to be constructed mainly of brick with part rendered and colour washed elevations beneath pitched clay tiled roofs. At present the property is set up as a 'lock-up' as the owners operate under management and utilise the first floor for letting accommodation. It is an area which could be redeveloped to provide an element of owners'/manager's accommodation if required.

Trade Areas

GROUND FLOOR

Front entrance leading into interconnecting TRADING AREA principally three rooms. MAIN SECTION seating 34, with a mixture of bar and dining seating. A room of considerable character with timber clad ceiling, part wood panelled walls and quarry tiled floor. Feature brick chimney with gas fired burner. BAR COUNTER with wood panelled front and mirrored back display.

SNUG with seating for 24, having timber clad ceiling, exposed brick walls and feature fireplace with solid fuel burner. Quarry tiled and stripped wood floor.

Conservatory DINING ROOM with seating for 26. Vaulted apex ceiling and glazed aspect. Exposed brick walls and quarry tiled floor.

LADIES' & GENTLEMEN'S TOILETS. On level CELLAR.

CATERING KITCHEN with stainless steel extraction hood. Stainless steel and UPVC clad walls. Quarry tiled floor. Good selection of commercial catering equipment and effects. Large Fridge/Freezer Store.

Letting Accommodation

Note : All letting bedrooms are accessed externally from the rear and all have their own entrances.

BEDROOM 1 (double) with en suite. BEDROOM 2 (double) with en suite. BEDROOM 3 (double) with en suite. BEDROOM 4 (family – double and bunk beds) with en suite.





External

To the front is a wall enclosed slabbed BEER PATIO to seat 28. Bin Store.

To the rear is a three-tier lawned TRADE GARDEN with seating for 120+ customers. CHILDRENS PLAY AREA. The middle tier has four further 'A' frame bench seats and the top tier also has four.

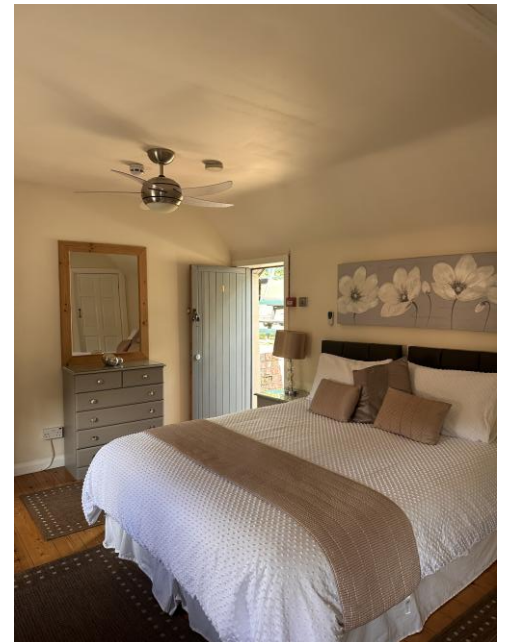
To the side is a hardcore CAR PARK for two vehicles. Timber SMOKING SOLUTION and access to large storage unit.

The Business

The business trades as a food led public house with letting rooms to the local population of Telford and the surrounding area, plus the huge number of visitors to the World Heritage Site. The business currently trades Monday, Thursday and Friday 5pm to 11pm and Saturday and Sunday 12 noon to 11pm. The business is closed on Tuesdays and Wednesdays.

The business is operated under management, with the owners having minimal input on a daily basis. The letting rooms are offered on a room only basis and command a tariff between £75 and £90 per night.

The accounts for the financial year ending 31st July 2024 provide evidence of sales net of VAT of £510,749, with a gross profit of some 60% and a healthy level of net profit after adjustments. Please note the business is operated under management. The owners are very much 'hands-off', therefore staffing costs are high. Also, the business only operates on limited hours, and this could, in line, increase turnover and profitability.



Tenure & Price

FREEHOLD £595,000 to include goodwill, fixtures and fittings. 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.

Licences

A Premises Licence is held.

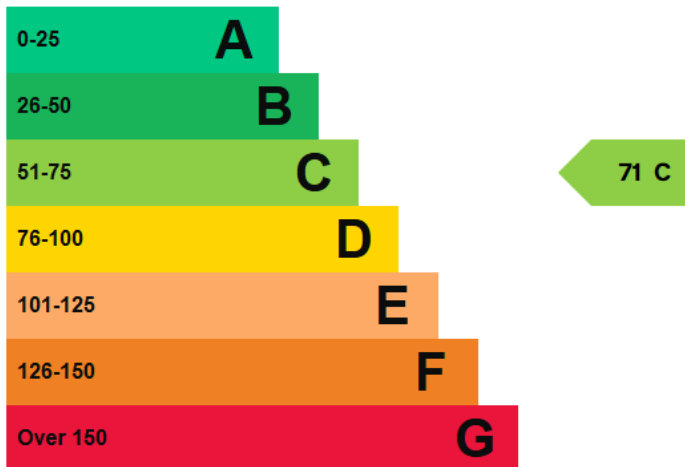
Services

All mains services are connected.

Rateable Value: £22,250 rising to £29,000 from 1st April 2026

Local Authority: Telford & Wrekin Co-Operative Council

EPC Certificate 0780-0633-8859-6222-7006





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