



Cross Guns Inn

Rockwell Lane, Pant, Oswestry, Shropshire, SY10 9QR

Tenure: Freehold

Price: £325,000

Ref: 96144

SP **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Well presented village freehouse on busy A road
- Three-section trade area (125)
- Substantial grounds of 0.729 of an acre
- Large beer gardens (approx. 190)
- Car park (50)
- Two bedroom owners' accommodation

Location

Pant is a picturesque village in north Shropshire. The famous 177 mile Offa's Dyke Path National Trail passes through the village and attracts plenty of tourists throughout the year.

Pant is located approximately five miles south of Oswestry on the A483 major trunk route. Welshpool is ten miles south.

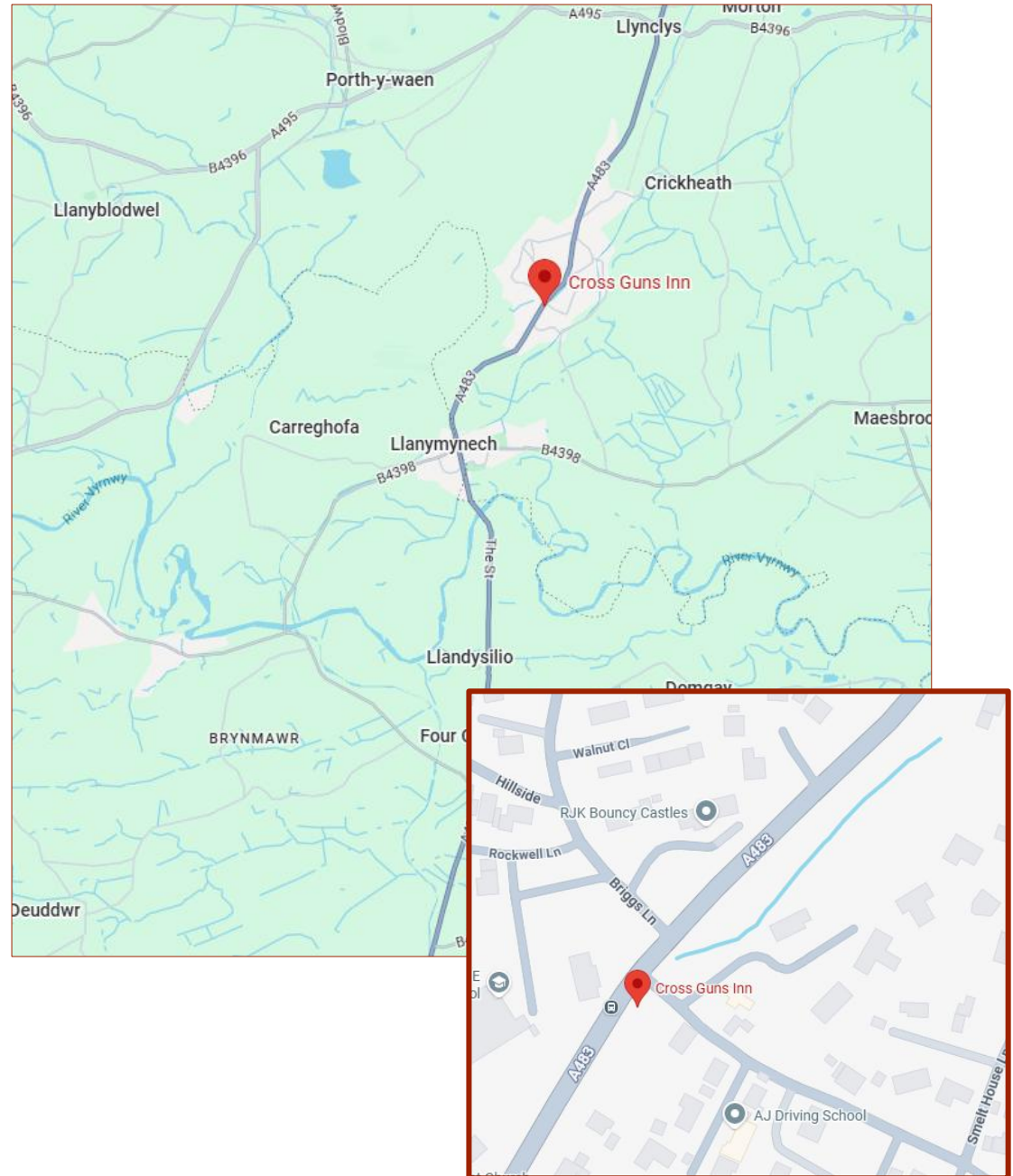
As of the 2021 census report, Pant had a population of 1,172.

The Property

The Cross Guns Inn is a detached public house situated in a prime position, just off the busy A483. It occupies a large site of 0.729 acres.

The property is constructed mainly of brick and stone with colourwashed elevations under a pitched slate roof.

The property is briefly described as follows:



Trade Areas

GROUND FLOOR: entrance vestibule leading into three principal trade areas.

MAIN BAR seating 45 customers. Heavily beamed ceiling and boarded floor. Panelled BAR SERVERY with mirror back bar display. Fireplace with a tile hearth, wooden mantel and stone chimney breast. Off the main bar are the LADIES' and GENTLEMEN'S TOILETS.

RESTAURANT seating 40. Heavily beamed ceiling, fitted carpet and tongue and groove wainscoting throughout.

GAMES ROOM with feature inglenook fireplace and a wood mantel. Tongue and groove wainscoting throughout. Darts throw. The room is part furnished and could seat 40 customers when fully furnished. Adjacent BAR SERVERY with serving hatch to the Games Room. Additional front entrance.

CATERING KITCHEN with nonslip floor, a stainless steel, three section extraction unit and part UPVC clad/part stainless steel walls. The kitchen has two ancillary wash-up and preparation areas which are also UPVC clad. **OFFICE.** On level **BEER CELLAR.**

Owners' Accommodation

FIRST FLOOR

Internal staircase to a large **LOUNGE**, a **KITCHEN** with fitted units, two **BEDROOMS** (large doubles) and a **BATHROOM**.

External

To the front of the property is Astroturf and there was previously seating for 60 customers. There is also a large, lawned **BEER GARDEN** with space for 120+ customers when furnished.

Tarmacadamed **CAR PARK** for 50 vehicles. To the rear is a lawned **BEER GARDEN** with space for an additional 70 customers.





The Business

The business is currently closed but was hitherto let on a traditional Pub Company style lease and no trading accounts are available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

Tenure & Price

FREEHOLD £325,000 to include any inventory remaining at the time of sale.

The property is elected for VAT. VAT will be levied on the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Inventory

The sale of the property will include trade fixtures and fittings which are in absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded. An inventory of fixtures and fittings will not be provided by the Seller. If required, the Buyer may obtain an inventory (approved by the Seller) at their own cost. The Seller will not be required to remove any such items that remain on the property on completion.

Licences

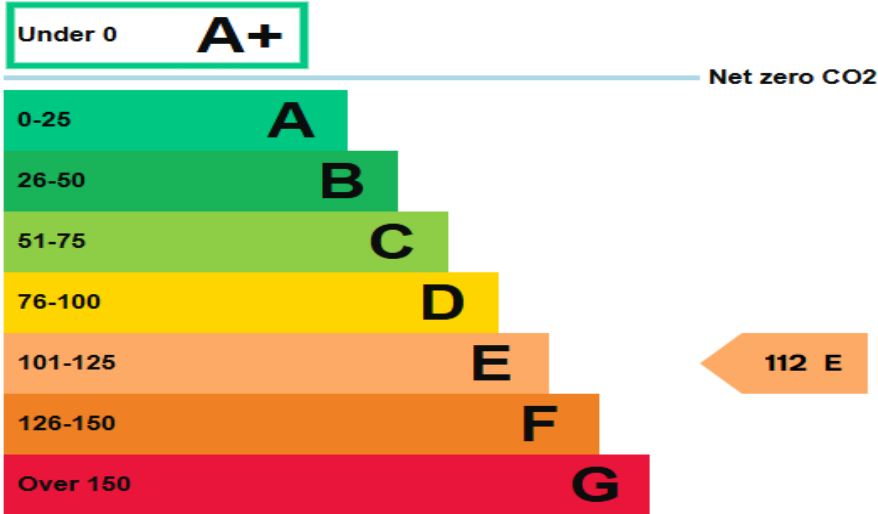
A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £17,500 as at 1st April 2026.

Local Authority: Shropshire Council.



Certificate 0230-7919-0326-0130-2054



Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.