



Three Horseshoes

Wixford, Alcester, Warwickshire, B49 6DG

Tenure: Freehold

Price: £450,000

Ref: 96608

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Warwickshire village freehouse
- Five-section interconnecting bars/restaurants
- Four bedroom owners' accommodation
- Gardens and car parking
- Currently closed

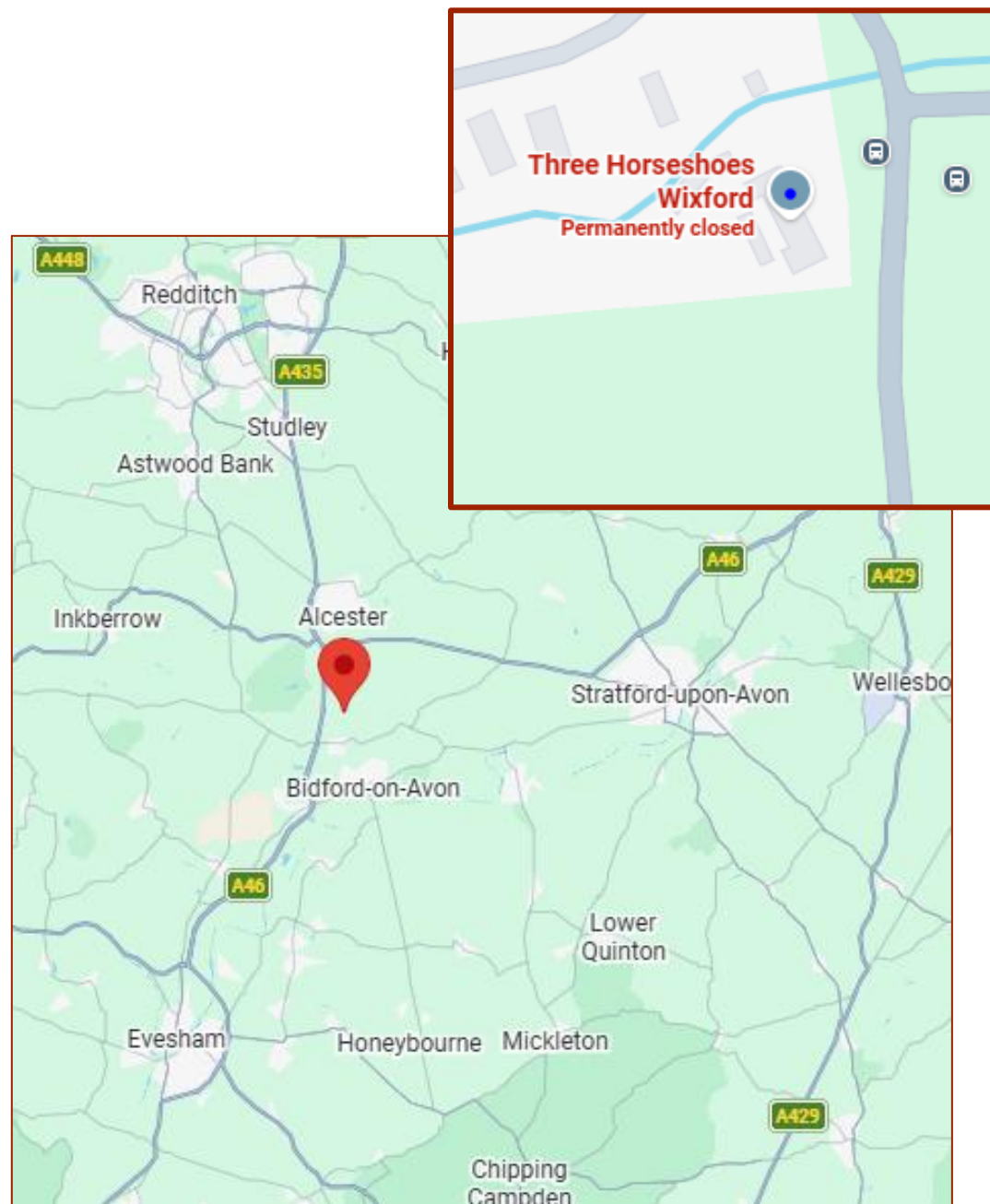
Location

The village of Wixford stands on the banks of the River Arrow in West Warwickshire, close to its border with Worcestershire. It is located in the Heart of England Way, being popular with hikers and the large number of tourists and day-trippers attracted to the area, with it being in the heart of the Vale of Avon and also near to the iconic Shakespearean tourist location of Stratford-upon-Avon.

It is approximately seven miles from Stratford-upon-Avon, 15 miles from the county town of Warwick and 16 miles from the cathedral city of Worcester which is located to the west.

The Property

The Three Horseshoes stands in a good-sized plot with ample car parking and gardens. It has long road frontage, standing opposite a notable junction. The property is of red brick construction beneath a pitch tiled roof. It has an extensive five-section trading area and ample owners' accommodation at first floor. There are garden areas to both sides of the property and extensive car parking. The business has now been closed for a number of months, but benefits from excellent facilities and should be ready to open, subject to investment and hard work, following a relatively short period.



Trade Areas

GROUND FLOOR

The property benefits from extensive TRADING AREAS which are currently unfurnished. The ground floor, which is open plan, is divided into four/five sections all arranged around a CENTRAL BAR SERVERY. The servery has counters to three of these areas and the MAIN BAR is split into two sections by a central double-sided fireplace with raised hearth and cast-iron solid fuel burner. The servery has a tongue & groove panelled front. The main bar areas have boarded floors, part wainscoting and part panelled walls. When furnished we would expect these two interconnecting bar areas to seat about 50 customers.

To one side is a small room which has previously been utilised as an American style 'diner' and when fully furnished would be able to cater for approximately 16-20 customers.

Beyond are further DINING SECTIONS arranged around permanently constructed CARVERY DISPENSING AREAS. There is front dining room with stone tiled floor, wainscoting and fireplace, and would be able to cater for about 20 customers. To the rear is a further dining room which is in two sections, having part carpeted and part boarded floor, vaulted beamed ceiling and space to cater for 24/28 customers. Feature glazed ceiling/roof lantern which has probably been utilised to connect two separate buildings.

These trading areas have two separate sets of LADIES' & GENTLEMEN'S TOILETS to either end, assisting the ergonomics of these areas. Large CATERING KITCHEN having nonslip flooring, but otherwise unfurnished. It is however centrally located and convenient to serve all areas.

To the rear are three/four unfurnished kitchen/service rooms.





Owners' Accommodation

GROUND FLOOR

Large LOUNGE with wainscoting. KITCHEN with fitted units and DINING ROOM off. BEDROOM 1 (double) with SHOWER ROOM adjacent, having wash basin, WC and shower.

FIRST FLOOR

BEDROOM 2 (double), BEDROOM 3 (double), BATHROOM with suite of wash basin, WC and bath. BEDROOM 4 (double).

External

There are two garden areas at opposing ends of the building. Adjacent to the carvery is a terraced PATIO BEER GARDEN and a lower gravelled section. When furnished this area would be able to cater for approximately 50-60 customers seated.

Next to the American 'diner' style restaurant/café is a further PATIO with pergola, which could seat approximately 30.

CAR PARKING to the front and rear, with lined spaces for about 50 vehicles.

The Business

The property was acquired by our clients as an investment and during their ownership has always been run by independent tenants. Therefore, no trading figures are available and 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 £450,000 to include any trade inventory.

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.

Licences

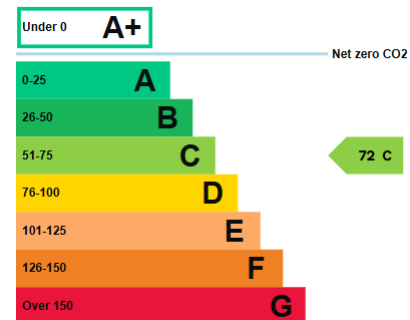
The Premises Licence has lapsed.

Services

Mains water, electricity and drainage are connected. LPG gas tank. Gas fired central heating.

Rateable Value: £10,000 as at 1st April 2026

Local Authority: Stratford-upon-Avon District Council





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