



Robin Hood Inn

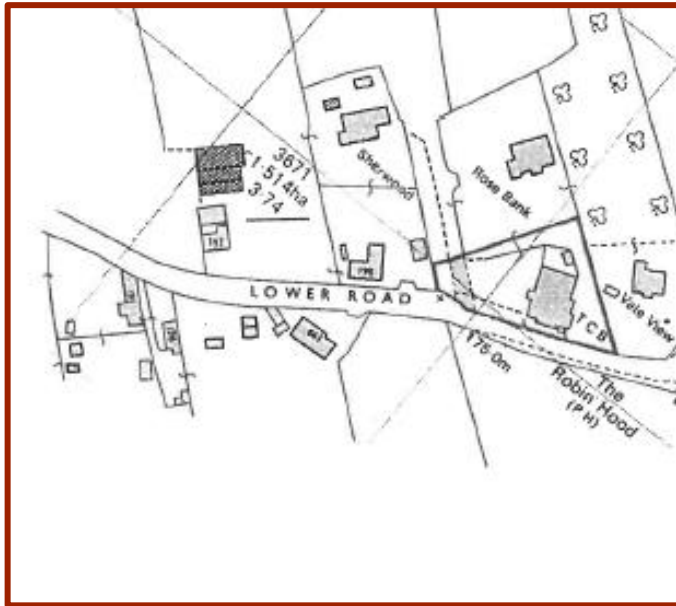
Lower Road, Ashley, Market Drayton, Staffordshire. TF9 4NL

Tenure: Freehold

Price: £425,000

Ref: 1246

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Shropshire/Staffordshire border village freehouse
- For sale after 30 years in same owners hands
- Attractive lounge bar (50) & restaurant (45)
- Four bedroom owners accommodation
- Trade garden & car park
- 7 acres of pastureland available by negotiation
- Turnover £170,694 per annum net of VAT

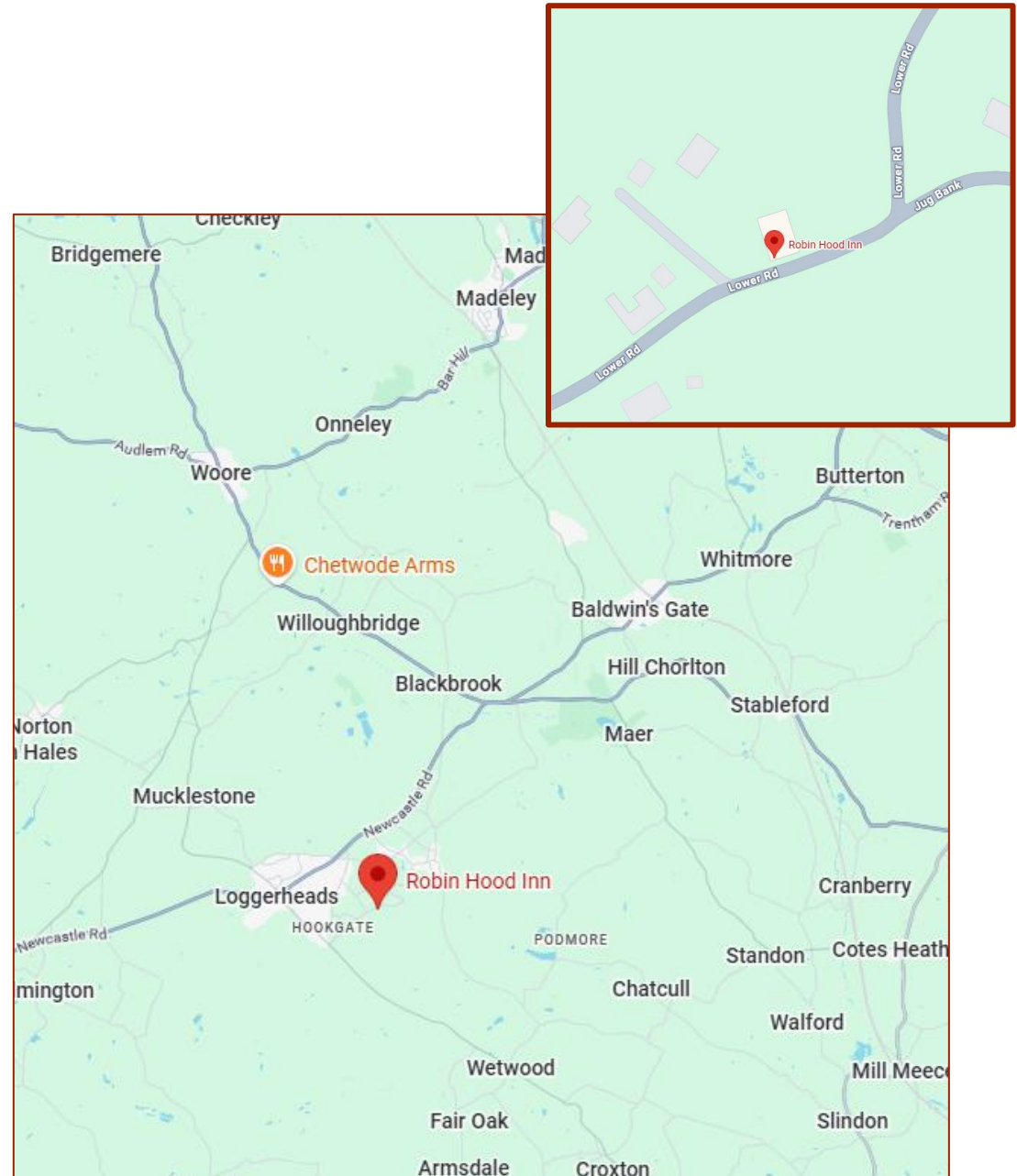
Location & The Property

The village of Ashley can be found just off the A53, some six miles northwest of the medieval market town of Market Drayton, standing on the Shropshire /Staffordshire/Cheshire borders.

It is within easy commuting distance of the 'Potteries' conurbation and its proximity to the M6 motorway makes it popular with commuters working in Manchester, Liverpool and the West Midlands.

The village of Ashley is a sizeable community with a population of 508. The Robin Hood is a well established public house which is now for sale after over 30 years in the same owners' hands. It offers two well appointed trade areas, spacious owners' accommodation, gardens and car parking.

The premises, which must be viewed to be appreciated, are briefly described as follows:-



Trade Areas

GROUND FLOOR

LOUNGE BAR, a very well appointed room of good size and much charm. The room is carpeted, has heavily beamed ceiling, button vinyl upholstered fixed wall seating and loose dralon upholstered low table stools with high stools to server area to accommodate approximately 45-50 customers throughout. L-shaped BAR SERVERY with lapped panel front and mirror display back fitting. LADIES' & GENTLEMEN'S TOILETS located off INNER HALLWAY, conveniently between the two principal trading areas.

RESTAURANT/DINING ROOM, an attractive room arranged on split levels with beamed walls and carpeted floors, dark stained wheelback dining chairs to assorted tables currently arranged for 45 diners. Counter from CENTRAL BAR SERVERY having button vinyl upholstered frontage.

With convenient access from the restaurant are the CATERING KITCHENS & SERVICE ROOMS. The catering kitchen being comprehensively equipped with full selection of stainless steel catering effects and work surfaces, fully tiled walls and floor and four section, ceiling fitted, galvanised extraction canopy. This kitchen has its own 'wash up' area and direct access through to FREEZER ROOM/DRY STORE, again having tiled walls and floor throughout.

On-level CELLAR for the keg products and also utilised as a bottle store. There is a further CELLAR at basement level utilised for the cask products.

Owners' Accommodation

FIRST FLOOR

KITCHEN/DINER with fitted units and sufficient space for dining table. Large domestic LOUNGE with beamed ceiling.

BEDROOM 1 (double), BEDROOM 2 (single) currently utilised as an office. BEDROOM 3 (double) with fitted wardrobes. BEDROOM 4 (double). SHOWER ROOM with suite of wash hand basin, WC and shower. BATHROOM with suite of wash hand basin, WC and bath.





External

To the side of the property is an enclosed PATIO and lawned BEER GARDEN with outstanding views over the adjacent rolling countryside. CHILDREN'S PLAY AREA. The garden also has a large timber built PERGOLA utilised as a smoking solution. Rear enclosed yard/compound with OUTBUILDINGS utilised for storage. Gravelled and tarmacadamed CAR PARK with space for 20 vehicles.

The Business

Our clients have been operating the business for in excess of 30 years. They have established a very healthy level of trade which is reflected in the accounts. Profit & loss accounts for the year ended 30th June 2022 showed takings net of VAT of £170,694, achieving a gross profit of 51%. The trade is split two-thirds from wet sales and one-third from food sales, highlighting to prospective purchasers the undoubted scope for developing the catering side of the business further.

It should be noted that the restaurant currently specialises in Thai Cuisine.

Tenure & Price

FREEHOLD £425,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

ADDITIONAL 7 ACRES OF PASTURELAND : Standing opposite the pub on the other side of the road is seven acres of pastureland which is also in our clients' ownership. This land may available for purchase, if desired, by separate negotiation.

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

Licences

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 10.00 am and 12 noon Monday to Saturday and between the hours of 12 midday and 11.30 pm on Sunday.

Services

Mains electricity and water are connected. Septic tank drainage. Bottled gas for cooking. Oil fired central heating.

Rateable Value: £9,000 as at 1st April 2026. Local Authority: Shropshire Council



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