



Dickin Arms

Freehold

Offers in the Region of **£250,000** Excluding VAT

Dickin Arms, 37 Noble Street, Wem, Shrewsbury, SY4 5DT

AT A GLANCE

- Two Storey End Terrace Property
- Residential Area
- Domestic Accommodation over 1st Floor
- Sought After Market Town
- Open Plan Trading Area
- 1,512 sq ft Ground Floor Footprint

Viewing And Further Information

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PROPERTY

The Dickin Arms is a two storey ,end of terrace property of brick elevations beneath a pitched tiled roof. The internal accommodation is laid out into a U-shaped one room operation providing a bar, lounge and games area which includes timber bar servery, fixed upholstered perimeter seating, space for a pool table and darts throw.

The pub also benefits from Ladies and Gents W.C.s and beer cellar.

The domestic accommodation is situated over the first floor and briefly comprises two bedrooms, lounge, kitchen and bathroom.

To the exterior, the pub has an enclosed beer garden to the rear with space for six picnic benches and a covered area with additional seating.

PLANNING

The local authority is Shropshire Council. We are advised that the property is not Listed but is situated in a conservation area. Prospective purchasers are advised to make their own enquiries

UTILITIES

We understand all mains services are connected.

MEASUREMENTS

The ground floor footprint of the property is 1,512 sq ft and the overall site measures c. 0.054 acres, (Measurements are taken from digital mapping and are approximate).

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



THE BUSINESS

The pub has ceased trading. No trading information is to be sold or warranted.

The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

Current rateable value (from 1 April 2023) of the Dickin Arms has been assessed at £5,250.

TENURE

Land Registry records show the Dickin Arms is held on the freehold title SL136701. We are seeking offers in the region of £250,000 excluding VAT (if applicable), for the Freehold interest.

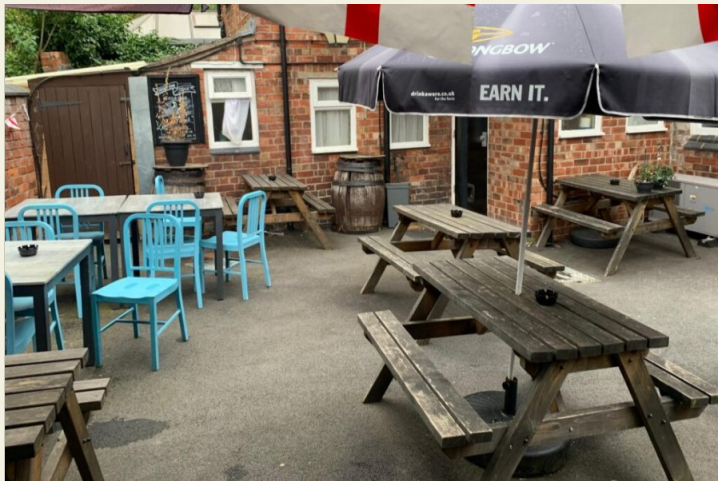




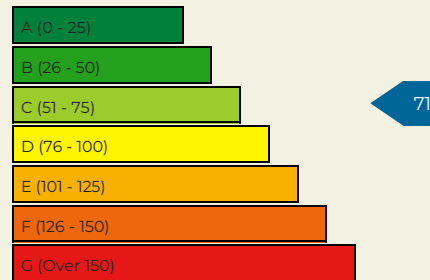
LOCATION

The Dickin Arms is situated in the beautiful market town of Wem in Shropshire. The pub lies on a residential road, a short walk to the town centre, surrounded by local amenities. Wem is a historic market town and civil parish, located approximately 11 miles to the north of Shrewsbury, 8.5 miles south of Whitchurch and 13 miles west of Market Drayton. The town has its own railway station located on the Welsh Marches Line, with the majority of services that call at the station are between Shrewsbury and Crewe although some long-distance services to Manchester, Cardiff, Swansea, Carmarthen and Milford Haven also stop at the station.

Each year Wem holds a traditional town carnival which is held on the first Saturday of September. The Sweet Pea Festival on the third weekend of July. Wem Vehicles of Interest Rally & Grand Parade also runs alongside the Sweet Pea Festival on the Sunday



EPC



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