



MORRIS  
MARSHALL  
POOLE

## Queens Head,

Pool Road, Newtown, Powys, SY16 1DG

Asking Price: £250,000 plus VAT

A Grade II Listed well established Public House occupying a convenient and well connected position close to the local railway station and within easy reach of shops and amenities.

The property is situated in Newtown which is a popular market town offering a wide range of services, shops and amenities.

The larger market town of Shrewsbury is 35 miles away and the coastal town of Aberystwyth is 44 miles. The substantial property provides a Public House on the ground floor with spacious Owners' Accommodation and two Self-Contained second floor Flats.

This established business would suit an operator within the trade or a purchaser seeking a commercial investment with residential income potential.

The accommodation comprises:

#### Ground Floor

**Public House** includes a Bar Area with gas fire, Pool Room, fully equipped Kitchen, two WC facilities with urinals, Storage Room and Large Cellar.

#### First Floor

##### The Owners' Accommodation

Well proportioned and comprises Living Room, fitted Kitchen, 3 Bedroom and Shower Room with double shower cubicle.

#### Second Floor

Two Self-Contained Flats, suitable for staff accommodation or providing additional rental income comprising:

**Flat (1)** offers an Open-Plan Fitted Kitchen, Living Area, Double Bedroom and Shower Room with WC and washbasin.

**Flat (2)** comprises Fitted Kitchen, Double Bedroom, Shower Room with WC and washbasin.

- Grade II Listed well established Public House with Owners Accommodation & Cellar
- Located close to railway station & town centre
- Spacious Owners' Accommodation, Living Room, Kitchen, 3 Bedrooms, Shower Room
- Two Self Contained Flats with Kitchen, Living Room & Shower Room
- Ideal for Established Publican or Commercial Investment with residential income potential
- EPCs - Public House - C (62), Flat 1 - D (57), Flat 2 - D (57) Exp 11.2.2036.



**OUTSIDE** Outside seating area. Parking for several vehicles.

**SERVICES** Mains electricity, water and drainage.

**N.B.** The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

**FLOOD RISK (PER NRW)**

Flooding from Rivers and Flooding from Sea –risk less than 0.1% chance each year.

Flooding from surface water and small watercourses – risk between 0.1% and 1% chance each year.

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

Public House – EPC – C (62)

Flat 1 – EPC – D (57)

Flat 2 – EPC – D (57)

**BROADBAND & MOBILE SIGNAL**

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**BUSINESS RATES** Rateable Value: £3,300 from 1<sup>st</sup> April 2023 (£4,300 from 1<sup>st</sup> April 2026).

**TENURE** Freehold. Land Registry Title Number: WA522261.

**VIEWING & NEGOTIATIONS** All interested parties are respectfully requested to communicate directly with the Selling Agents.

**DIRECTIONS** From the town centre proceed along Shortbridge Street to the traffic lights by the Cenotaph turning left onto Pool Road and the property is the first on the right hand side.

**What3words: print.grownup.dragonfly**

**MONEY LAUNDERING REGULATIONS** On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called ‘Coadjute’ provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due diligence.

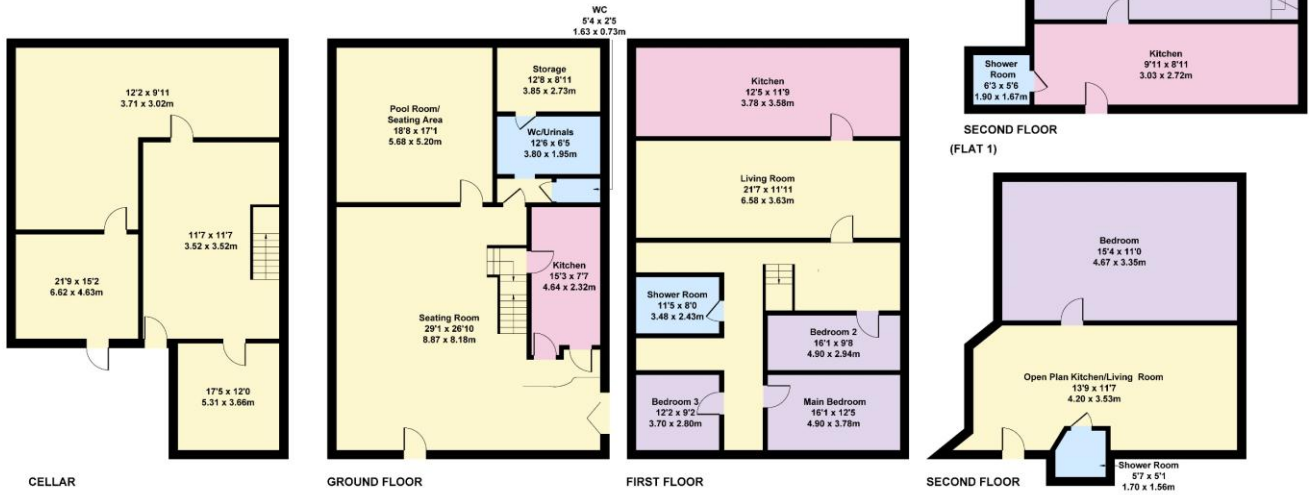
**MORTGAGE SERVICES** Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

**Ref: 2026/C ED 01/26**



FLOORPLAN

Queens Head, Pool Road, Newtown, SY16 1DG  
 Approximate Gross Internal Area  
 5187 sq ft - 480 sq m



Not to Scale. Produced by The Plan Portal 2026  
 For Illustrative Purposes Only.

