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Bacchus

5 Church Street, Telford, Shropshire TF1 1DD

Freehold
£225,000 + VAT

- Central Wellington pub
- 2 trading areas
- Retail area
- Spacious 3 bed private accommodation
- Car parking to rear circa 20 spaces

SOLE SELLING RIGHTS
REF: M-111737a

VIEWING

Strictly by appointment only through Fleurets Birmingham Office on 0121 236 5252.

LOCATION

Bacchus is located within Wellington Town Centre and is surrounded by retail and other leisure businesses. Wellington now forms part of the new town of Telford. The prominent position ensures healthy levels of passing footfall and being only 1.5 miles from Junction 7 of the M54.

DESCRIPTION

A substantial property of traditional brick construction with part rendered and timbered elevations and lying beneath pitched roofing. Internally the trade areas are open plan and to the rear there is a small yard and covered smoking area and access to car park with circa 20 spaces.

TRADE

No trade is sold or represented.

ACCOMMODATION**Ground Floor**

The trade areas can be accessed from both the front and rear elevations.

LOUNGE/BAR (40) - There is various upholstered fixed seating with further freestanding tables, chairs and bar stools.

SPORTS BAR AREA (30) - Bench upholstered seating, POOL TABLE and DARTS BOARD. Both trade areas are served by the central bar servery.

ANCILLARY AREAS - Briefly comprising KITCHEN area, LADIES and GENTS w.c. and basement cellar.

First Floor

The owners accommodation comprises TWO BEDROOMS, LOUNGE, BATHROOM and KITCHEN with stairs ascending to:-

Second Floor

Briefly comprising TWO FURTHER BEDROOMS.

Outside

To the rear the property has a beer terrace, covered smoking shelter and access to the car park circa 20 spaces.

TENURE

Freehold with vacant possession.

The property is currently let on a Tenancy at Will basis. Please contact agent for further details.

FIXTURES & FITTINGS

The sale of the property will include trade fixtures and fittings which are in the 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 its own cost. The Seller will not be required to remove any such items that remain on the Property on completion.

LICENCES

A Premises Licence prevails, the main licensable activity being the sale by retail of alcohol between the following hours:

Monday - Thursday 09:00 - 00:00

Friday - Saturday 09:00 - 01:00

Sunday 11:00 - 00:00

BUSINESS RATES AND COUNCIL TAX

The property is in an area administered by Telford and Wrekin Council and the current Rateable Value is £11,000 with effect from April 2010.

The domestic accommodation is within Band A for Council Tax purposes.

SERVICES

We are verbally advised that all mains services are available.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

LEGAL COSTS

Each party to bear their own legal and professional costs. The Seller will contribute £750 towards the Buyer's reasonable and proper legal costs if exchange of contracts takes place within 4 weeks of receipt of full legal pack. VAT will not be payable on £750 contribution. This £750 contribution will be deducted from the purchase price due from the Buyer on completion.

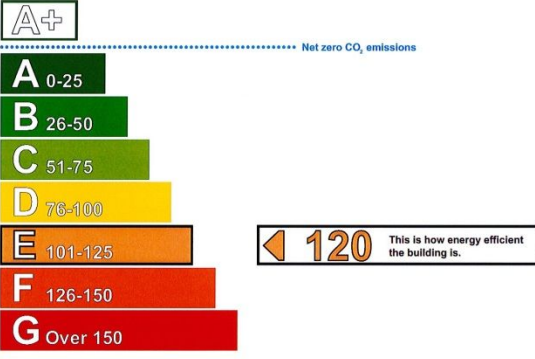
FINANCE & INSURANCE

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

VALUATIONS & RENT REVIEWS

Fleurets has the largest team of Chartered Surveyors to specialise nationally and exclusively in the Capital and Rental Valuation of Licensed property. For professional Valuations, Rent Reviews, Consultancy, Expert Advice, Rating and Planning advice please contact your local Fleurets office.

EPC CERTIFICATE

Energy Performance Certificate		HM Government
Non-Domestic Building		
The Bacchus 5 Church Street Wellington TELFORD TF1 1DD	Certificate Reference Number: 0348-3028-0210-0100-7401	
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd .		
Energy Performance Asset Rating		
More energy efficient		
		
Less energy efficient		
Technical information	Benchmarks	
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment: Heating and Natural Ventilation	40 If newly built	
Total useful floor area (m ²): 353	70 If typical of the existing stock	
Building complexity (NOS level): 3		

FURTHER INFORMATION

For further information please contact: Simon Cable at our Birmingham office on 0121 236 5252 or email simon.cable@fleurets.com

DISCLAIMER

Fleurets Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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