

# PRINCE RUPERT HOTEL

BUTCHER ROW, SHREWSBURY, SY1 1UQ



SAVILLS ARE PLEASED TO OFFER THE OPPORTUNITY TO ACQUIRE THE PART  
FREEHOLD PART LONG LEASEHOLD INTEREST IN THE PRINCE RUPERT HOTEL.

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# PRINCE RUPERT HOTEL

BUTCHER ROW, SHREWSBURY, SY1 1UQ

## KEY FEATURES

70 individually styled guest bedrooms.

Located in the heart of Shrewsbury.

In close proximity to tourist attractions.

Grade 2\* Listed Building.

AA 4 Star, with 2 Rosettes.

Centrally Located, with a profitable car park.

Full Planning Permission for a 3 bed apartment and 3 bed townhouse.



**Quarry Park**  
(0.5 miles)



**Shrewsbury Abbey**  
(0.5 miles)



**Shrewsbury Train Station**  
(0.3 miles)



**Shrewsbury Castle**  
(0.3 miles)



**Attingham Park**  
(5 miles)



**Hodnet Hall Gardens**  
(15 miles)

## SHREWSBURY



The Prince Rupert Hotel is nestled in the heart of Shrewsbury's medieval town centre. Well positioned on Butcher Row, the property places its guests in easy reach of boutique shops, an array of Tudor and Georgian buildings, whilst also situated directly opposite the 12<sup>th</sup> Century St Alkmund's Church.

The property is in an ideal location for popular tourist attractions such as St Alkmund's Church (0.1 miles) Shrewsbury Castle (0.3 Miles), The Shrewsbury Museum and Art Gallery (0.1 miles) and, Quarry Park (0.4 miles).

Easily accessible via Junction 7 of the M54, with direct motorway links to the West Midlands. Shrewsbury Railway Station is just 0.3 miles away, offering direct services to Manchester, Birmingham, Chester, and Swansea. Nearby airports include Hawarden (39 miles), Liverpool John Lennon (56 miles) and Manchester (58 miles).

Shrewsbury is recognised as a leading town in the West Midlands for retail vitality, and ranks third nationally among large towns, according to Newmark's 2025 Vitality Rankings Report.



## PROPERTY DESCRIPTION

The property is a distinguished grade II\* listed hotel, arranged over ground, basement and three upper floors. The hotel was previously served as the former home of Prince Rupert, grandson of King James I, in the 1600's, before being converted into a hotel.

The property delivers 70 individually styled guest bedrooms, 2 restaurants, and Camellias tea rooms, which currently sits unoccupied. The hotel offers meeting and events facilities including private dining. The property underwent a comprehensive refurbishment programme. The most significant investment to date has been the upgrading of 69 bathrooms and the recent installation of a new induction kitchen, totalling £750,000.

There is also an exterior courtyard to the rear of the property (44 covers), with an additional 32 covers granted for outdoor seating at the front of the hotel, under a pavement licence.

The sale includes a retail unit adjacent to the hotel, currently let at an annual rent of £12,000. Additionally, a hair salon located within the hotel is leased separately, generating an annual rent of £6,000.



## ACCOMMODATION

The property provides en-suite bedrooms, with five classifications of room, Historic Suites, Doubles, Petit Doubles, Twins and Single.

| ROOM TYPE       | QUANTITY  |
|-----------------|-----------|
| Historic Suites | 10        |
| Doubles         | 28        |
| Petit Doubles   | 9         |
| Twins           | 15        |
| Single          | 8         |
| <b>Total</b>    | <b>70</b> |

All rooms have a television, tea and coffee making facilities, hairdryers and private bathroom facilities.

The Historic Suites include 4 poster beds.

## BAR AND RESTURANT

The hotel has 2 restaurants which offer a formal dining experience; The Royalist Restaurant (120 cover) and The Chambers Brasserie wine bar and restaurant (60 cover).

The ground floor features Camellias Tea Rooms, currently unoccupied presenting an exciting opportunity for future use.



## UNLOCK POTENTIAL FOR AN EVENT SPACE

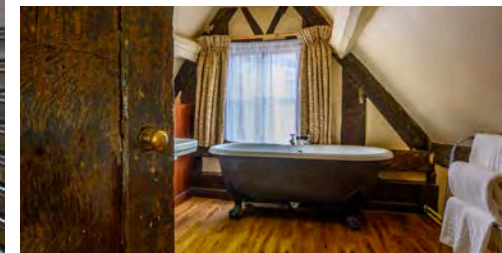
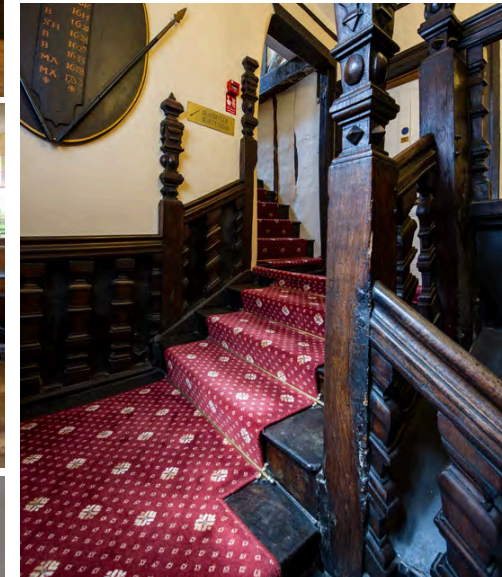
The hotel successfully attracts a mix of corporate and leisure guests, alongside private dining events.

The hotel offers a range of conference rooms; The Darwin Suite (120 covers), which can be sub divided, and the historic oak panelled Rupert Lounge (16 covers). The property also has three function spaces and a maximum capacity of 120 guests.

As the premier hotel in Shrewsbury, the property is a distinguished venue for conferences and events, and a destination for both corporate and leisure guests.

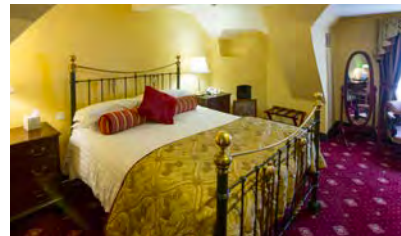


# GALLERY





# GALLERY





PRINCE RUPERT HOTEL BUTCHER ROW, SHREWSBURY, SY1 1UQ

## PRIVATE DINING



PRINCE RUPERT HOTEL BUTCHER ROW, SHREWSBURY, SY1 1UQ

## GENERAL INFORMATION

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### ENERGY RATING

B-46

### VAT

Should the letting of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price

### RATEABLE VALUE

The hotel is listed on the 2024 rating list with a rateable value of £63,500. The National Standard Multiplier for England and Wales for 2025/26 is £0.546

### TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees

### BUSINESS TRADING INFORMATION

Available to bona-fide parties upon completion of a non-disclosure agreement

### LICENSES

We are advised that the hotel operates with a premises license

### SERVICES

We are informed that the property is connected to mains drainage, water, gas and electricity

### PLANNING

For all planning enquiries, please contact Shropshire Council on 0345 678 9004

### TENURE

Part Freehold, part Leasehold. The leasehold element is held on a long leasehold interest expiring in 2072

### PRICE

Offers in excess of £6,000,000

### VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we recommend that you discuss any particular points which are likely to affect your interest in the property with Savills

### ANTI MONEY LAUNDERING

In accordance with the Money Laundering Regulations, the buyer will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed

### REASON FOR SALE

The hotel has been under private ownership for the past 30 years and is now offered for sale as a genuine retirement opportunity



# FLOOR PLANS FOR HOTEL

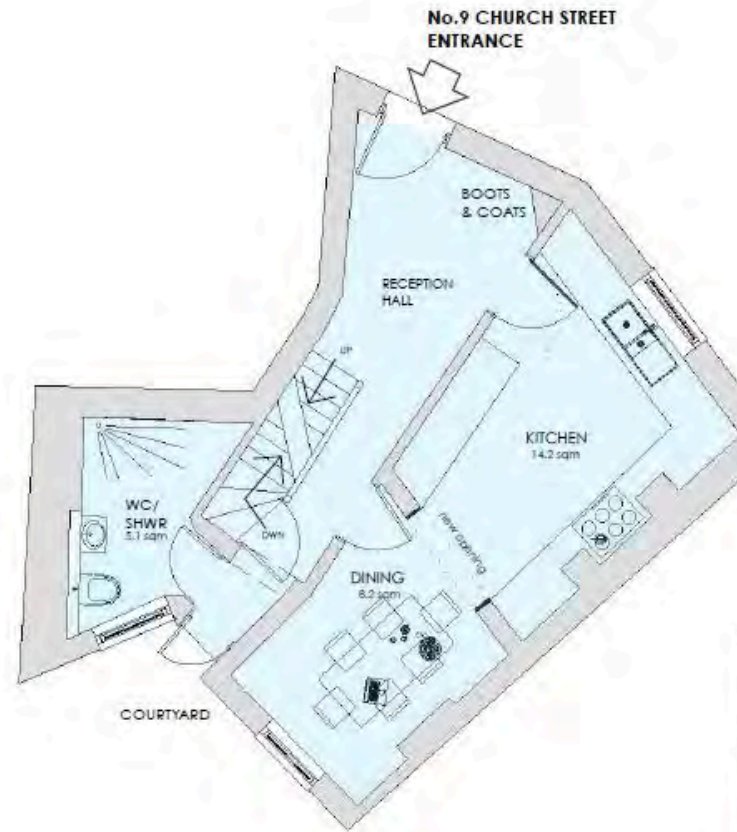
**Prince Rupert Hotel, Shrewsbury, SY1 1UQ**  
Main House Approx. Gross Internal Area:- 3673.42 sq.m. 39540 sq.ft.  
Cellar Approx. Gross Internal Area:- 130.05 sq.m. 1400 sq.ft.  
Total Approx. Gross Area:- 3803.47 sq.m. 40940 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□ Denotes restricted head height  
[www.dmlphotography.co.uk](http://www.dmlphotography.co.uk)



**BASEMENT**



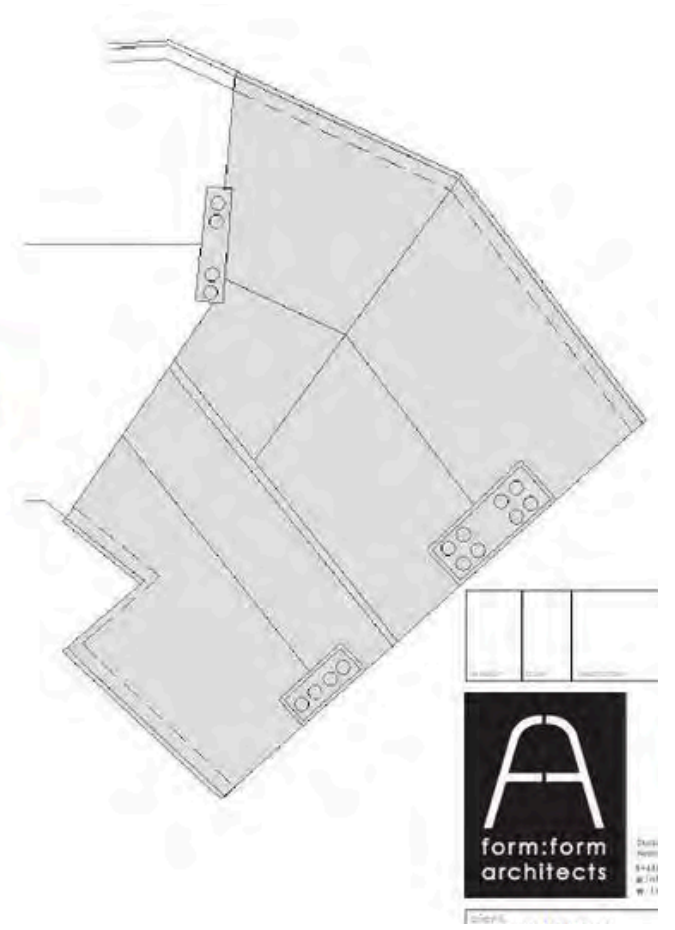
**GROUND FLOOR**



FIRST FLOOR



SECOND FLOOR



ROOF

# FLOOR PLANS FOR RESIDENTIAL

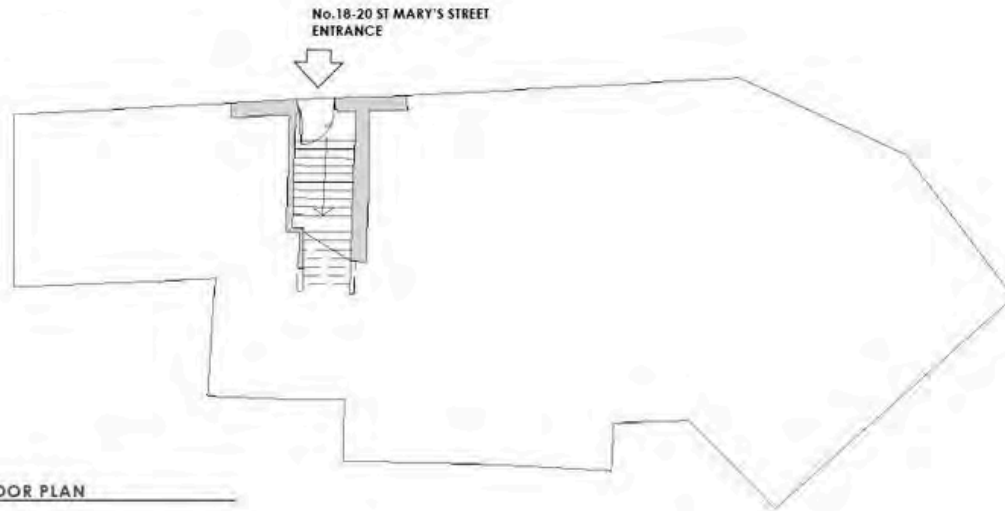


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### LEGEND

- EXISTING
- DEMOLITION WORK
- NEW WORK

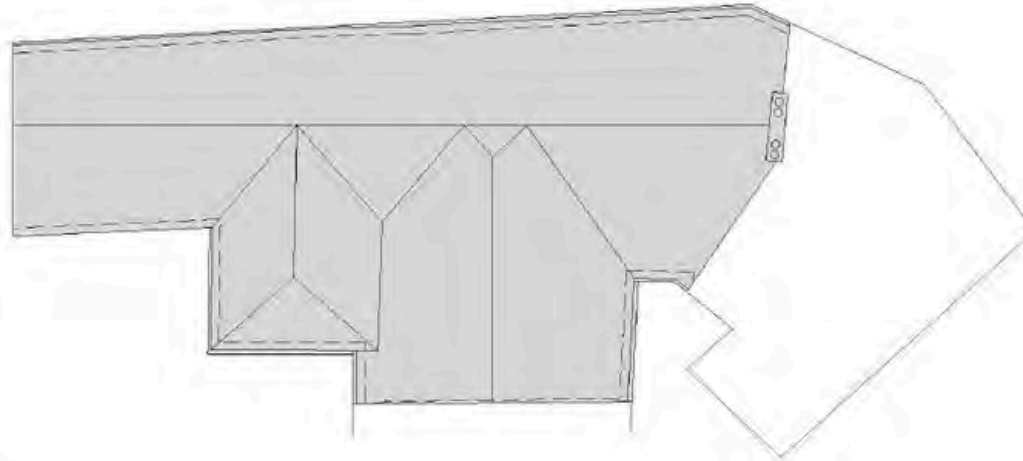
**002** FIRST FLOOR PLAN  
210302\_020



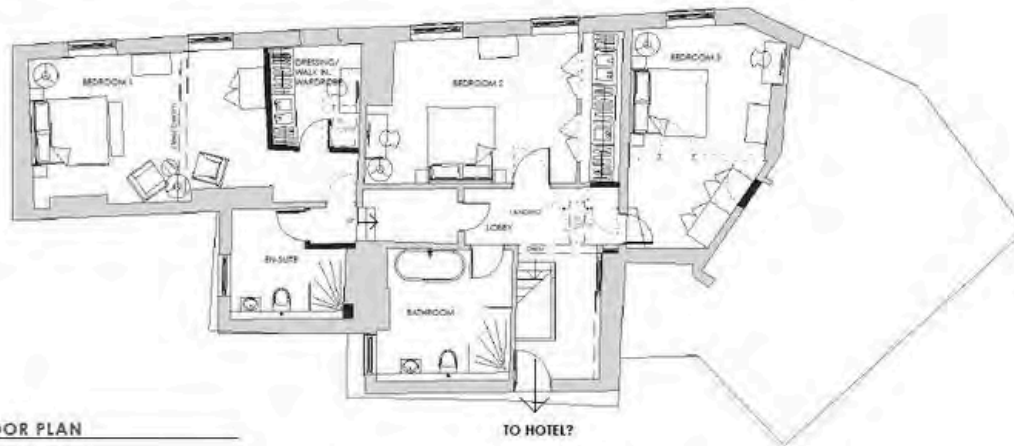
**001** GROUND FLOOR PLAN  
210302\_020

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| <p><b>Mr. M. MATTHEWS</b></p> <p>PROPOSED CHANGE OF USE TO:<br/>No. 18-20 ST. MARY'S STREET,<br/>SHREWSBURY, SY1 1UG.</p> <p>PROPOSED PLANS -<br/>GROUND &amp; FIRST</p> <p>drawing no. <b>020</b> <span style="float: right;"><b>210302</b></span></p> <p>1:100 @ A3 <span style="float: right;">PLANNING</span></p> <p>13.03.2022 <span style="float: right;">gph</span></p> |  |   |

# FLOOR PLANS FOR RESIDENTIAL



**002** ROOF PLAN  
210302\_021



**001** SECOND FLOOR PLAN  
210302\_001

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**LEGEND**

- EXISTING
- - - - - DEMOLITION WORKS
- ▬ NEW WORKS

|  |  |   |
|--|--|---|
|    |  |  |
| <p><b>Mr M. MATTHEWS</b></p> <p>PROPOSED CHANGE OF USE TO:<br/>No.18-20 ST. MARY'S STREET,<br/>SHREWSBURY, SY1 1UG</p> <p>PROPOSED PLANS -<br/>SECOND &amp; ROOF.</p> <p>drawing no. <b>021</b> - 210302</p> <p>1:100 @ A3 PLANNING</p> <p>16 March 22 gph</p> |  |   |

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**TOM  
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