

FREEHOLD PUB INVESTMENT (BUSINESS UNAFFECTED)



The Bull and Spectacles, Uttoxeter Road, Blithbury, Rugeley. WS15 3HY

- Freehold public house subject to tied lease with 4 years unexpired at a rent of £25,000 pa.
- Established business with longstanding tenant.
- Includes lounge bar, 80 cover restaurant and 29 space car park.
- Excellent drive to location within attractive Staffordshire countryside.
- Within easy reach of Lichfield, Rugeley, Burton and Uttoxeter.

Freehold Offers are invited in excess of £325,000

subject to contract and exclusive of VAT where chargeable and subject to the existing lease.

Particulars prepared July 2017

**Manor Court
184e Chester Road
Streetly
Sutton Coldfield B74 3NA**

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Regulated by RICS

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LOCATION

The Bull and Spectacles enjoys a prominent frontage to the busy Uttoxeter Road, B5014, within attractive Staffordshire countryside, 1 mile north of Hampstall Ridware, 2 miles south of Abbots Bromley, approximately 9 miles north of Lichfield and 11 miles south of Uttoxeter.

Blihbury is a small affluent residential hamlet comprising attractive privately owned housing and farmland. The property also adjoins the Blihbury Reindeer Lodge.

DESCRIPTION

The property comprises a range of cottage style, mainly two storey, part single storey, interlocking brick buildings beneath pitched tiled roofs with single storey flat roofed extensions to the rear. The Bull and Spectacles is served by a large surfaced and white lined car park for 29 vehicles and also includes an attractive beer patio with smoking shelter to the rear.

ACCOMMODATION

Ground Floor

Front **entrance lobby** leading through to the open plan trading area which is arranged so as to provide a **lounge bar** (6.82m x 6.02m), with timber topped and panelled servery, tiled bar apron, otherwise carpeted throughout with upholstered fixed seating and ceiling timbers, adjoining **restaurant** in two separate areas providing a total of 82 covers. The **restaurant area** immediately adjoining the front entrance lobby – 32 covers - (7.94m x 4.42m plus 4.54 x 2.40) is carpeted throughout, features plastered walls and ceiling timbers, attractive inglenook fireplace with wood burner and rustic bric a brac. The **restaurant area** to the rear – 46 covers - (5.98m x 4.32m plus 3.94m x 3.89m) is similarly fitted with double patio doors to the rear patio. Immediately adjoining the lounge and the rear restaurant are the **ladies and gentlemen's customer lavatories**. To the rear of the servery is the fully fitted **catering kitchen** (3.16m x 9.72m) with wash up area and adjoining **beer cellar** (6.69m x 2.62m) including the main boiler. A **freezer store** lies off (5.74m x 1.94m).

First Floor

Private Accommodation is located at first floor comprising **Double Bedroom 1** (4.93m x 3.47m), **Double Bedroom 2** (3.29m x 2.83m), **Lounge** (3.35m x 4.51m), **Bathroom** with bath, wash hand basin, wc and shower cubicle (2.65m x 4.60m).

Outside

As indicated above, the property is served by a 29 space surfaced and white lined car park together with a rear beer patio and smoking shelter.



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GENERAL INFORMATION

Tenure

The freehold interest in the property is offered for sale subject to an existing full repairing lease which has approximately 4 years unexpired at a current rent of £25,000 pa., under which the Tenant is tied to buy all drinks from the Landlord or the Landlord's nominated supplier. The rent is to be reviewed annually to the increase in RPI. A full copy of the lease will be provided to bona fide applicants.

Services

The property is served by a propane gas supply and by a septic tank.

Licences

We are informed that the property holds the benefit of a Premises Licence.

Town & Country Planning

We are informed by Lichfield District Council Planning Department that the property is not listed nor in a Conservation Area.

Rating Assessment

The VOA website confirms that the property is assessed for rating purposes as follows:-

Rateable Value - £15,250

Business Rates Payable - £7,106.50 excluding transitional relief.

Council Tax Band A

Council Tax Payable £1,078.19

EPC

An EPC is available for interested parties to inspection upon application.

ASKING PRICE

Freehold Offers are invited in excess of £325,000 subject to contract and exclusive of VAT where chargeable and subject to the existing lease.

Further Information

All interested parties are requested to contact Matthew Phillips for further information or to arrange viewings for the property.

Conditions relating to these particulars

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that:-

- The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract.
- Although believed to be correct, the accuracy of all descriptions and details given within the particulars is not guaranteed and should not be relied upon by intending purchasers or lessees who should satisfy themselves by inspections and enquiries as to their correctness.
- The Agents do not have any authority to make any representation or warranty whatever in relation to the properties or businesses to which these sales particulars relate.

VAT & Conversion of a Commercial Building to a Residential Dwelling

As of June 1 2008 VAT law has changed. If it is the intention of the purchaser to convert this building to a dwelling they must complete, prior to exchange of contracts, the HMRC form: Certificate to disapply the option to tax: Buildings to be converted into dwellings etc. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings. A copy can be found at www.hmrc.gov.uk.



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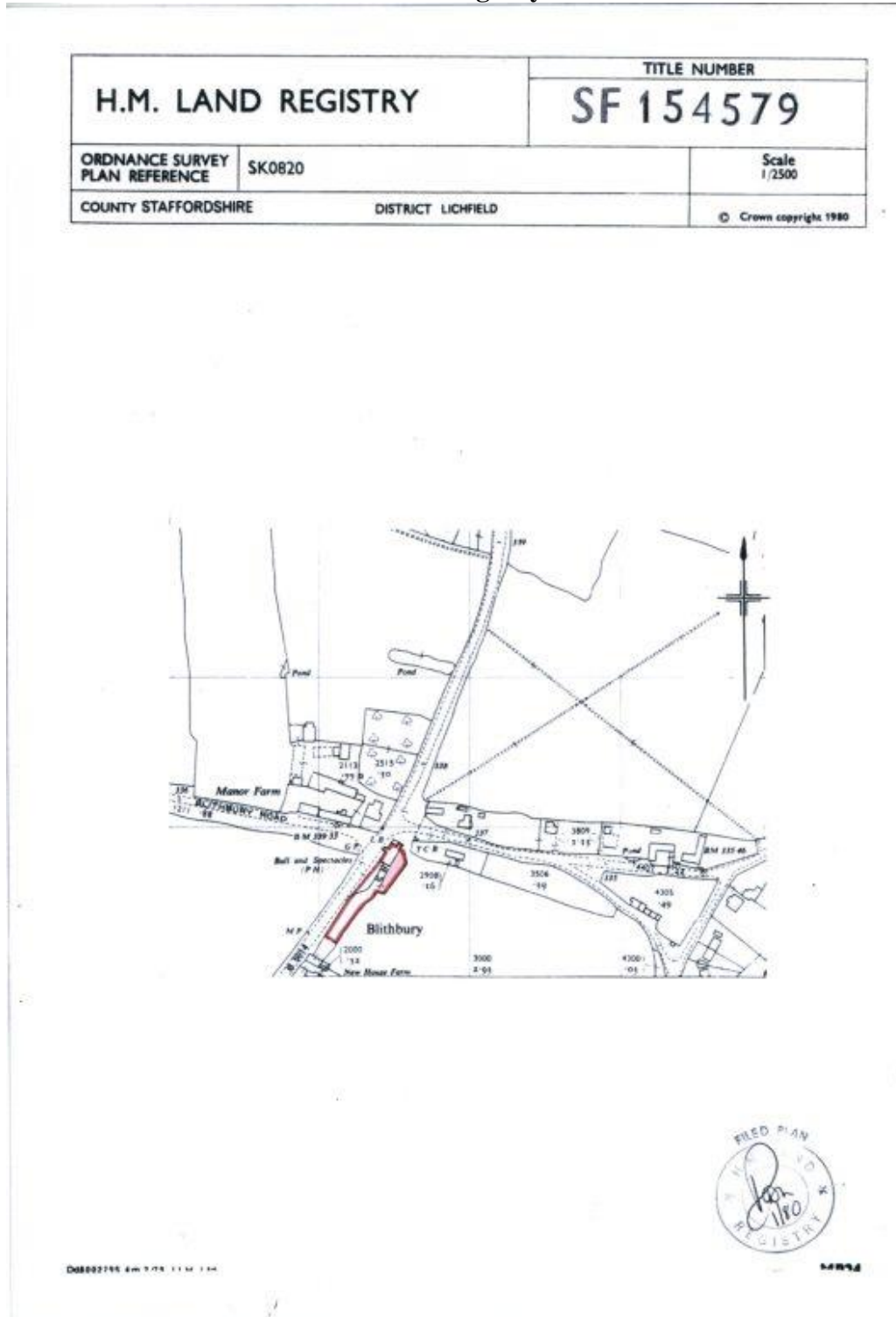
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Land Registry



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