

To Let - Wealthy Village Pub with excellent food potential



Hollybush, Seighford, Stafford, Staffordshire, ST18 9PQ

- Attractive village pub with significant food potential
- Public Bar, Snug, Restaurant and adjoining catering kitchen. Total customer seating approx. 80 covers
- Characterful trading area with wealth of beams, original features and adjoining snug
- Rear beer patio and beer garden, part surfaced and white lined part shale 40 space car park
- Site Area 0.457 acres (Source Nimbus Maps)

To let on a new 5 year FRI free of tie lease on flexible terms at an initial rent of £26,500 pa.

Particulars Updated 01-May-2024

Lichfield Business Village,
Staffordshire University Lichfield Centre,
The Friary, Lichfield, Staffordshire,
WS13 6QG

Telephone: 0121 353 2757
Mobile: 07973 837548
Email: matt@matthewphillipssurveyors.co.uk
www.matthewphillipssurveyors.co.uk

Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



LOCATION

The Holly Bush lies within the centre of the wealthy village of Seighford, some 3 miles northwest of Stafford Town Centre and within a 3 mile radius of both Junctions 13 and 14 of the M6 motorway. In addition, Seighford is within easy reach of many other similar affluent villages in the vicinity particularly Ranton, Great Bridgford and Derrington. Furthermore the well populated suburb of Doxey is some 2 miles to the south east and the village of Eccleshall which lies some 5 miles to the north west. The village also benefits from its own primary school, St. Chads Church, together with Seighford Air Field and Lakes. Moreover, the houses opposite the pub have recently been developed to enlarge the village. The population of Seighford is 208. (Source Nimbus Maps).

DESCRIPTION

The Holly Bush comprises an original 17th Century two storey rendered brick building beneath pitched tiled roofs and also a variety of brick built single storey extensions to the side and rear. The public house benefits from a large car park providing facilities for some 40 cars, together with a beer garden. In addition, there is a patio area and customer smoking shelter adjoining the external doors from the restaurant. The site area extends to 0.457 acres and the footprint of the public house is 4132sf (Source Nimbus maps).

ACCOMMODATION

Ground Floor: Front entrance lobby and adjoining recently refurbished ladies and gentlemen's customer toilets, cleaning store, leading into the Public Bars, which retains a wealth of original exposed wall and ceiling timbers and inglenook fireplace, adjoining Snug to the front of the property with part timber panelled walls, exposed timbers to the ceiling, adjoining storage area at lower ground floor level. Leading on from the Public Bar is the elongated Restaurant with views over the car park and beyond, which is sub divided by a folding partition. In total there is seating for some 80 customers in the trading area. The wash up area and catering kitchen lie adjoining. To the rear of the servery there is a surface beer cellar with delivery doors to the front of the site.

First Floor: Private accommodation : Lounge, bathroom - bath with shower, WC and wash hand basin, double bedroom.

Basement: Small beer cellar with drop.

Outside: Two disabled parking spaces adjoining the front lobby. Part surfaced and white lined part shale car park for approximately 40 vehicles. In addition, there is a patio area and customer smoking shelter adjoining the external doors from the restaurant. A beer garden lies at the end of the site.



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GENERAL INFORMATION

Tenure

The property is available on a new 5 year FRI lease on flexible terms. The initial rent in year 1 is £26,500 pa. The lease is free of tie.

Business

At present the Hollybush trades as a Village local with a destination food operation drawing trade from Stafford and further afield and from the many affluent villages in the surrounding area.

Services

All mains services are connected to the property with the exception of gas. The site is served by an LPG supply

Licences

The property holds a Premises Licence permitting the sale of alcohol from 11:00 hrs to 23:30 hrs from Monday to Saturday inclusive and from 10:30 hrs to 23:30 hours on Sunday.

Town & Country Planning

The Hollybush is a Grade II listed building but not in a conservation area nor in the green belt.

Fixtures & Fittings

The ingoing Tenant will buy the fixtures and fittings at valuation upon completion. An inventory will be made available.

TUPE

There are no staff to transfer under the TUPE regulations.

Stock in Trade

Stock in trade and unbranded glassware are to be taken to at valuation on completion.

Rating Assessment

The Rateable Value is £10400 with effect from April. Small Business Rates Relief may therefore apply.

EPC

An EPC will be made available for inspection.

ASKING PRICE

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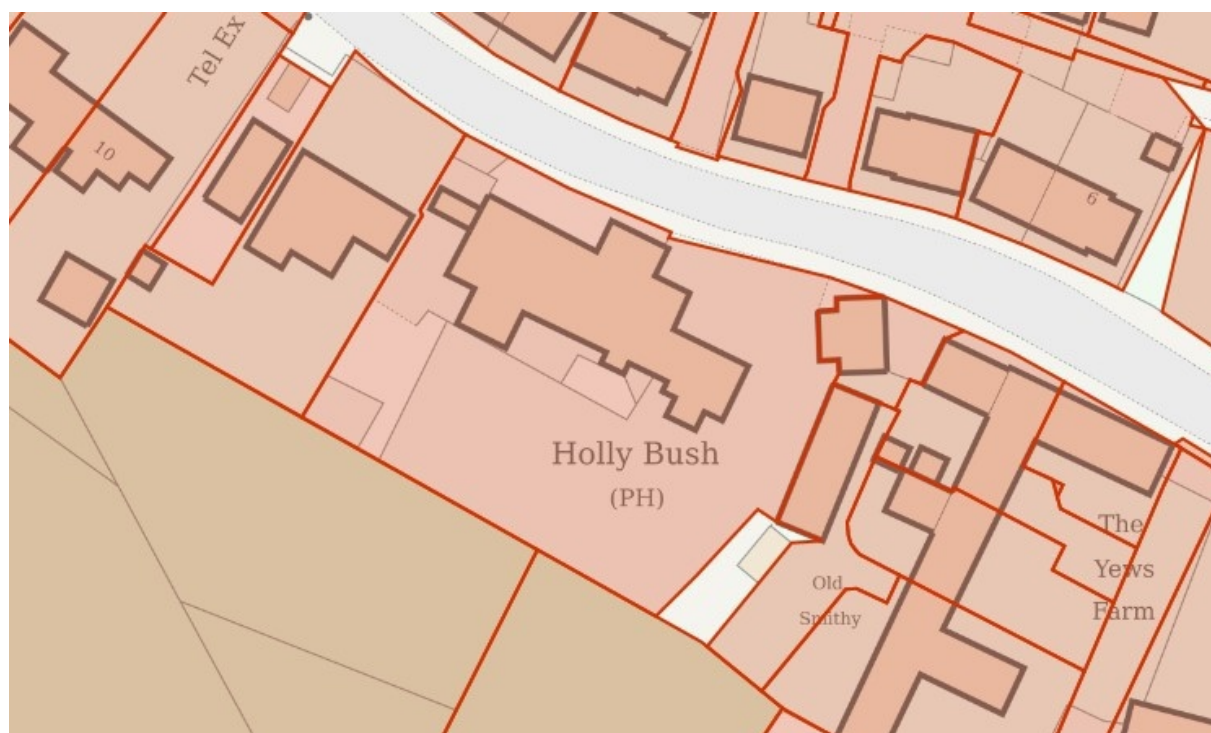
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