

Prominent Stafford A Road Pub Restaurant Freehold £545,000



Greyhound Inn, Yarlet, Stafford, Staffordshire, ST18 9SD

- Attractive and substantial A Road Pub Restaurant on site of 3.487 acres.
- Large open plan trading area 150 covers
- Car parking for circa 100 cars, beer patio and grounds.
- Potential to further develop the business and the site.
- Site effected by development Clawback provisions for 20 years from February 2016.

Freehold offers in excess of £545,000 are invited subject to contract and exclusive of VAT where chargeable

Particulars Updated 18-Apr-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 Greyhound enjoys an extended and prominent frontage to the A34, Stafford Road, a short distance to the north of Stafford town centre, in an attractive drive out location in open Staffordshire countryside.

Stafford North Business Park, lies within 1 mile, with established occupiers Premier Inn and Arnold Clark and distribution warehouses for Screwfix and Pets at Home. In addition, the Marston Grange housing development which will provide 700 new homes is also within 1 mile to the south.

Road communications are excellent by virtue of the location of the property on the A34 linking Stafford, Stone and the Potteries. Also Junction 14 of the M6 motorway is located 2 miles to the south west.

DESCRIPTION

The property comprises a substantial two and single storey brick building with a range of interlocking pitched tiled roofs. The site in total extends to 3.487 acres (Source Nimbus maps) and features surfaced car parking for 100 vehicles, together with a large beer patio adjacent to the trading area and an extensive open grounds to the rear of the site.

ACCOMMODATION

The Greyhound enjoys a large well fitted open plan trading area with various seating and dining areas, includes a bar area directly adjoining the front entrance lobby and a Conservatory dining area to the rear adjoining the rear beer patio. In total there are circa 150 covers.

Back of house areas include the large well fitted catering kitchen with prep and wash up and walk in cold stores, general and dry stores, together with Ladies and Gentlemen's customer lavatories.

Living accommodation is at first floor to comprise a 3 bedroom flat. The office, laundry and general store is also at first floor.

The beer cellar is in basement with drop to front.

The total footprint of the pub and outbuildings is 5706 sf (Source Nimbus maps).



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

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

Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



GENERAL INFORMATION

Tenure

The property is freehold with vacant possession. The property is effected by development clawback provisions for a period of 20 years from 12th February 2016 in favour of the previous owner Charles Wells. Further information will be made available upon request.

Business

The Greyhound has traded successfully as a well known destination drive to food lead Pub/ Restaurant. The business provides a value well presented food offer attracting trade from the whole of Staffordshire. The accounts reflect impressive sales figures, however, there are opportunities to increase turnover, both within the existing style of operation, but also by further refinement of the offer and through further promotion and marketing.

Staff - All staff are to transfer under the TUPE regulations. A staff schedule will be made available.

Services

The property is served by mains water, electricity and gas and by a septic tank.

Licences

The Greyhound holds the benefit of a Premises licence permitting the sale of alcohol Monday to Sunday 11am to 12.30.

Town & Country Planning

The property is not listed nor in a Conservation area.

Fixtures & Fittings

All items in the nature of fixtures, fittings and effects are included in the sale. An inventory will be made available.

Stock in Trade

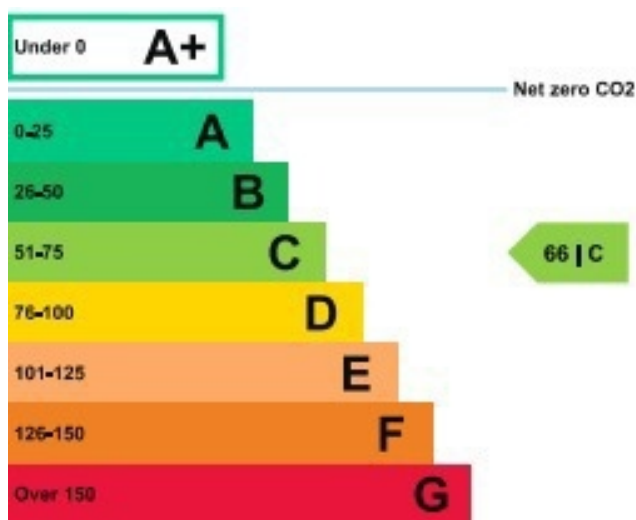
Stock in trade and unbranded glassware will be taken to at valuation upon completion.

Rating Assessment

The Rateable Value is £39250 which will reduce with effective from April 2023 to £32250.

EPC

An EPC will be available for inspection.



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

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

Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



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

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