

Attractive Freehold Staffordshire Village Pub/Restaurant £499,950



The Red Lion, Smithy Lane, Bradley, Stafford, Staffordshire, ST18 9DZ

- Attractive village Public house & Restaurant.
- Characterful public bar for circa. 60 customers and 50 cover restaurant.
- Well laid out Beer patio and car park. Site area 0.467 acres (Source Nimbus Maps).
- Excellent drive out location from Stafford and close to M6 motorway.
- Highly desirable quintessential English pub and food led opportunity.

Freehold offers are invited in excess of £499,950 subject to contract and exclusive of VAT where chargeable.

Particulars Updated 02-Oct-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

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LOCATION

The Red Lion is located within the centre of the sought after Staffordshire village of Bradley, adjoining the Parish Church of St Mary's and All Saints and close to the Village Hall. Stafford is some 4½ miles to the north east and Penkridge circa 3 miles to the south east and there are a number of similar villages in the immediate vicinity including Haughton and Gnosall. Access to J12 & J13 of the M6 Motorway is close by and the Red Lion benefits from a good drive out location from Stafford and area, Cannock and Newport.

DESCRIPTION

The property is an attractive well invested Grade II listed timber framed quintessential English village pub originally dating back to 17th Century with colour washed brick elevations and pitched tiled roofs.

The public house benefits from a 25 space car park and well laid out and landscaped beer patio/garden. In addition, a recently constructed timber framed barn offers dry stores, freezers, staff welfare and bin stores. The site area is 0.467 acres and footprint 4387sq. ft. (Source Nimbus Maps).

ACCOMMODATION

Ground Floor

Internally the main bar, which provides seating for circa 60 customers, has been excellently refurbished by the current owners and has an attractive oak and glazed entrance from the car park. There is a similarly well decorated and presented 50 cover restaurant adjoining. The trading areas feature a variety of ceiling beams, timber flooring and exposed stone walls. Back of house includes a generous size and fully fitted catering kitchen, wash up and prep areas, together with ladies, gentlemen's and assisted customer lavatories. A recently constructed barn offers dry stores, freezers, staff welfare and bin stores. The upland beer cellar is to the rear of the servery.

First Floor

At first floor the living accommodation comprises 3 bedrooms, lounge/bedroom, bathroom, kitchen and former bathroom awaiting fit out. The living accommodation is capable of sub division to create an owners/managers flat and also staff live in flat/bedsit.

Outside

Surfaced and white lined car park for 25 vehicles, landscaped beer patio and garden.



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GENERAL INFORMATION

Tenure

The property is freehold with the benefit of vacant possession.

Business

The business trades as a quality village pub with gastro food offer attracting trade from Bradley, the many similar nearby villages and from Stafford, Penkridge and further afield due to its excellent drive to location.

Services

We are informed that all mains services are connected to the property.

Licences

The property benefits from a Premises Licence permitting the sale of alcohol from 11:00hrs to 24:00hrs Sunday to Thursday and 11:00hrs to 01:00hrs Friday to Saturday.

Town & Country Planning

The property is a Grade II listed building and is in Bradley Conservation area.

Fixtures & Fittings

All items of furniture, equipment, trade fixtures or fittings, are included in the sale other than items held on 3rd party agreements and a minor number of personal possessions belonging to the manager in the living accommodation. An inventory will be made available to interested parties.

TUPE

Any staff employed at the property will transfer on completion under the TUPE regulations. A staff schedule will be made available.

Stock in Trade

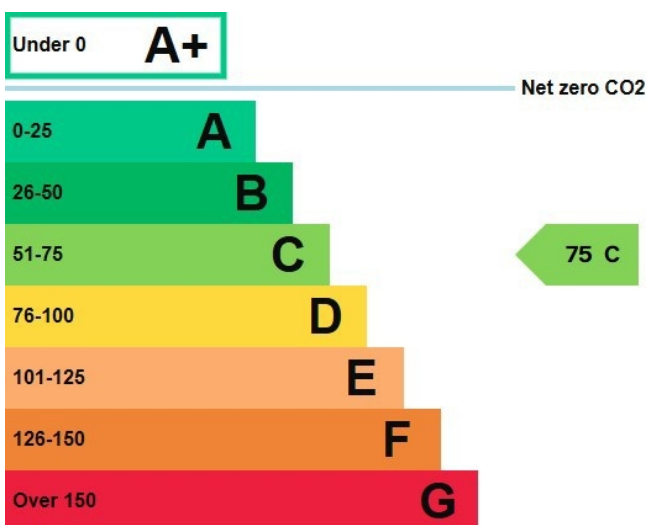
Stock in trade and unbranded glassware will be taken to at valuation upon completion.

Rating Assessment

The Rateable Value is £24,000. The Council tax band is B. The Council tax payable is £1,666.26.

EPC

An EPC will be made available to inspect.

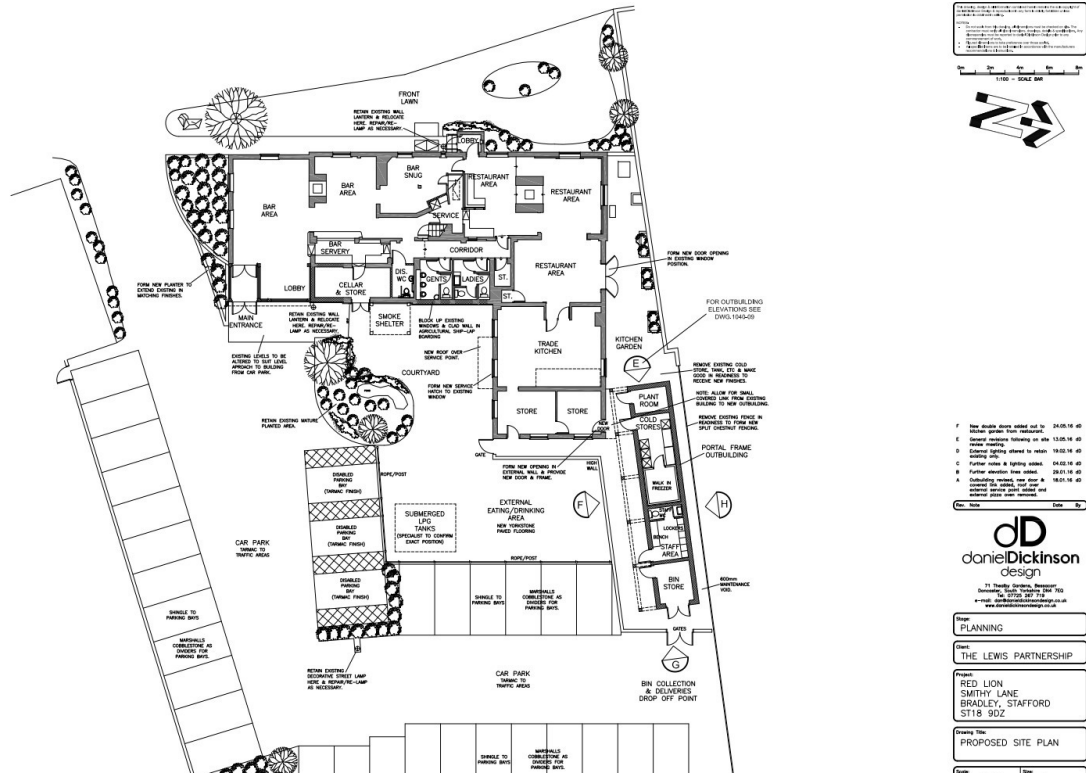


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Code	Description	Date
A	Client Brief	14.02.18
B	Site Visit	14.02.18
C	Initial Design	14.02.18
D	Final Design	14.02.18
E	Final Design	14.02.18
F	Final Design	14.02.18



Code	Date	By
A	14.02.18	MP
B	14.02.18	MP
C	14.02.18	MP
D	14.02.18	MP
E	14.02.18	MP
F	14.02.18	MP

DD
danielDickinson
design

17, The Leas, Stafford, Staffordshire, ST18 9JZ
Tel: 0121 353 2757
Email: info@ddesign.co.uk
www.danielDickinsondesign.co.uk

Project:	PLANNING
Client:	THE LEWIS PARTNERSHIP
Address:	RED LION SMITHY LANE BRADLEY, STAFFORD ST18 9JZ
Drawing Title:	PROPOSED SITE PLAN



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