

Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property

www.matthewphillipssurveyors.co.uk



The Red Lion

Smithy Lane, Bradley, Stafford, Staffordshire, ST18 9DZ

Attractive Freehold Staffordshire Village Pub/Restaurant £499,950



Key Features

- Characterful, attractive village Public house & Restaurant.
- Excellent drive out location from Stafford, Newport and Cannock and close to M6 motorway.
- Highly desirable quintessential English pub and food led opportunity.
- Listed as an Asset of Community Value (ACV).

Location

The Red Lion is located within the centre of the sought after 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. 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 and has an attractive oak and glazed entrance from the car park. There is a similar well presented 50 cover restaurant adjoining. The trading areas feature many ceiling beams and exposed stone walls. Back of house includes a catering kitchen, wash up and prep areas, beer cellar, ladies, gentlemen's and assisted customer lavatories. A recently constructed barn offers dry stores, staff welfare and bin stores.

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 2 flats.

Outside

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

Business

The business trades as a quality village pub with gastro food offer attracting trade from Bradley and many similar nearby villages and from Stafford, Newport and Cannock.

Tenure

The property is freehold with the benefit of vacant possession. Listed as an Asset of

Community Value (ACV) on 9th October 2024.

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 and Country Planning

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

Fixtures and Fittings

All items of furniture, equipment, trade fixtures or fittings, are included in the sale other than items held on 3rd party agreements. 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.





The Red Lion Smithy Lane, Bradley, Stafford, Staffordshire, ST18 9DZ For Sale Freehold £499,950





Business Rates

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

EPC

An EPC will be made available to inspect, the property has an EPC rating of Band C.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

0121 353 2757 or matt@matthewphillipssurveyors.co.uk

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that: a) The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract. b) Although believed to be correct, the accuracy of all descriptions and details 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. c) 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.
Matthew Phillips Surveyors Limited. Registered in England. Company Number 5870287. Regulated by RICS

MP