



## Robin Hood

321 Hartshill Road, Stoke On Trent, Staffordshire, ST4 7NR  
Refurbished community pub with residential/HMO potential.





## Key Features

- Prominent roadside location in busy residential and commercial area.
- Attractive, cosy and easily operated single room trading area.
- Large three bedroom flat.
- Includes small external trade area.
- Potential for conversion to a residential / HMO use.
- There are no staff to transfer under the TUPE regulations.

## Location

The Robin Hood is located in the centre of Hartshill, midway between Newcastle Under Lyme and Stoke on Trent in an established residential area with a number of local businesses fronting the Hartshill Road adjoining the property. In addition, the Royal Stoke University Hospital lies closeby.

## Description

The property is of two storey brick and tile construction with rendered and painted elevations. The original public house fronts to Hartshill Road and includes a similar two storey extensions to Steel Street together with a single storey extension to the rear.

The property also includes a small courtyard which provides an external trading area.

## Accommodation

### Ground Floor

Internally there is one open plan trading area, arranged around a central servery, to comprise main bar area with seating for some 20 customers, adjoining seating area arranged around a wood burner with exposed timbers providing seating for a further 30 customers and a rear games/bar area.

Ancillary trade areas comprise ladies and gentlemen's customer lavatories and a kitchen.

### First Floor

Private accommodation: three double bedrooms, kitchen, bathroom with wc and a large office/living room.

Externally to the rear, there is an enclosed courtyard, which provides an external trading area.

The footprint of the building is circa 1,634 square feet, on a plot of 0.043 acres (Source Nimbus Maps).

### Basement

The beer cellar is in the basement.

## Tenure

The property is freehold with the benefit of vacant possession.

## Services

All mains services are connected to the property.

## Licences

The property holds a Premises Licence permitting the sale of alcohol from 10:00hrs to 00:00hrs Monday to Thursday and Sunday inclusive, and from 10:00hrs to 01:00hrs Friday to Saturday inclusive.

## Town and Country Planning

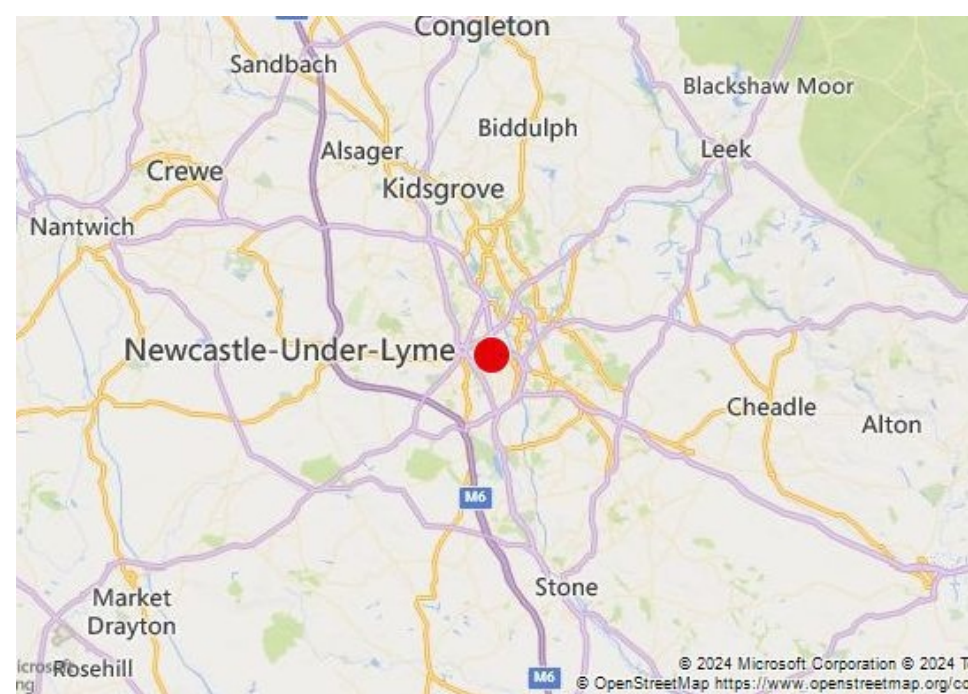
We are informed that the property is not listed nor does it lie in a Conservation Area.

## Fixtures and Fittings

All items in the nature of fixtures, fittings, furnishings and effects are to be included in the sale and are to be identified within a formal inventory which is to be attached to the contract

## Stock in Trade

The Buyer is to purchase stock in trade and unbranded glassware at valuation upon completion.



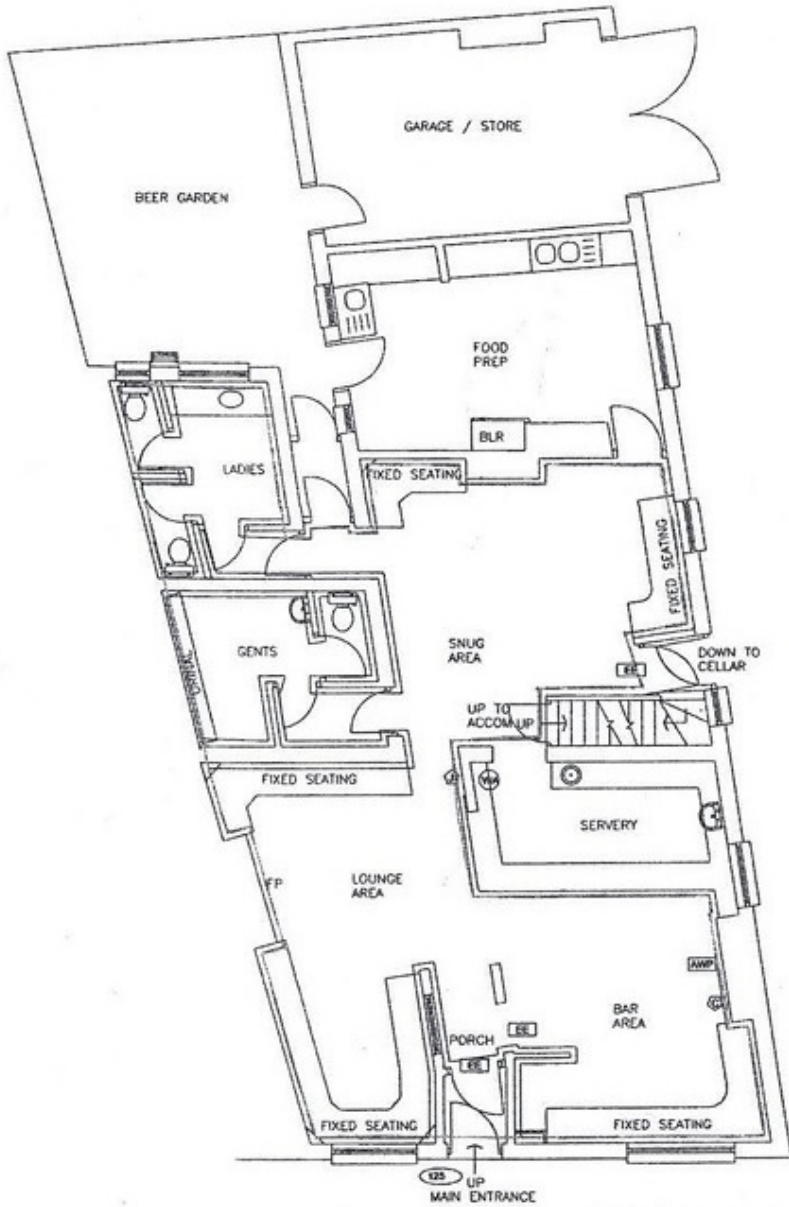




**Robin Hood** 321 Hartshill Road, Stoke On Trent, Staffordshire, ST4 7NR For Sale Freehold £199,950







**GROUND FLOOR PLAN 1:50 - CHECK SURVEY**



**SITE PLAN 1:200 - CHECK SURVEY**

- KEY**
- [NI] General Fire Notice
  - [ND] Staff Fire Notice
  - [MS] 'Fire Door Keep Locked' sign
  - [MA] 'Fire Exit Keep Clear' sign
  - [NS] 'Fire Door Keep Locked' sign
  - [FB] Fire Blanket
  - [DP] Dry Powder Fire Extinguisher
  - [CC] Carbon Dioxide Fire Extinguisher
  - [FC] Foam Fire Extinguisher
  - [WH] Water Fire Extinguisher
  - [EL] Emergency Light Fitting
  - [EE] Emergency Exit Sign
  - [H] Heat Detector
  - [S] Smoke Detector
  - [C] Break Glass Call Point
  - [FA] Fire Alarm Sounder
  - [FAP] Fire Alarm Panel
  - [AWP] Amusement with Prizes
  - [SWP] Skill with Prizes
  - [AM] Cash machines
  - [PP] Pay Phone
  - [JB] Juke Box
  - [CM] Cigarette M/c
  - [XXXX] Change in Floor Height (mm)



Revision	F	X	X
Revision	F	X	X
Revision	F	X	X
Revision	F	X	X
Revision	F	X	X
Revision	F	X	X
Revision	F	X	X
Revision	F	X	X
Revision	F	X	X
Revision	F	X	X

KDH  
Total Digital & drawing office services  
41 Church Croft  
Dodleston  
Chester  
CH4 9NT  
Tel: 01244 661793  
E-mail: david.horsley@kdhitd.co.uk  
Web: www.kdh.ltd.uk

JOB TITLE  
ROBIN HOOD  
HARTSHILL ROAD  
DRAWING

Premis  
Licence  
32029





## Business Rates

Rateable Value £4,300. Council Tax Band A. Council Tax Payable - £1,319.06.

## EPC

An EPC will be made available to inspect. The property has an EPC rating of Band D.

## 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](mailto:matt@matthewphillipssurveyors.co.uk)

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