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The Lamb Inn

Eccleshall Road, Stone, Staffordshire, ST15 0HJ

Public House/ Roadside development site of 0.707acres - Stone, Staffs - Offers invited.

Key Features

- Main road site of 0.707 acres within 100 yards of A34.
- Stone town centre 0.5 miles - well populated catchment.
- Substantial 2 room pub with car park for 50 plus cars.
- Scope for further promotion as landmark Pub/Desi Bar Grill.
- Development opportunity for range of roadside /commercial/residential/care uses, subject to planning.

Location

The Lamb Inn is located approximately 0.5 mile to the west of Stone town centre in a prominent location on the busy Eccleshall Road, B5026 within 100 yards of its junction with the A34 Stone Road, and with a separate access to Walton Way and the housing estate to the rear. The property immediately adjoins a Londis Convenience store, a Shell Petrol Filling Station and a well populated local catchment from the good quality housing in the vicinity. Stone is an affluent well connected market town with a population of 16,385 (2011 census) located 7 miles to the south of Stoke-on-Trent and 6 miles north of Stafford.

Description

The Lamb comprises a substantial two storey brick building with partly rendered elevations beneath a traditional pitched tiled roof with various single storey extensions. To the Eccleshall Road frontage there is a surfaced car park for 22 spaces and a further car park with 32 spaces accessible from the Walton Way frontage, together with a beer patio adjacent to the trading area. The site in total extends to 0.707 acres and the footprint is 4,916 sq. ft (Nimbus Maps). A Substation lies immediately to the west of the public house.

Google Street View **View Virtual Tour**

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Accommodation

Ground Floor
Internally, accessible from the Eccleshall Road car park, is the Public Bar with servery, carpet flooring, upholstered perimeter fixed seating, darts throw, and separate games area. The Lounge is accessible from the Walton Way car park and is laid out with a seating area around the servery and extends into a rear Games Area for pool and darts, and has also been used for live entertainment. Leading on from the central servery is the wash up, former catering kitchen and upland beer cellar with double delivery doors. A central hallway between the two trading areas provides access to the ladies' and gentlemen's customer lavatories and the boiler room with gas fired boiler.

First Floor
The living accommodation is at first floor providing 2 double bedrooms, box room, lounge, kitchen and bathroom.

Outside
Car Park for 54 cars, beer patio adjoining the trading area.

Tenure

The property is held freehold and is to be made available with vacant possession. The property is subject to rights of way, access and rights of light in respect of the area adjoining the Londis Convenience store and rights of access are reserved for the Substation to and from the Eccleshall Road.

Services

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

Licences

The property holds the benefit of a Premises Licence permitting the sale of alcohol from 10:00 to 24:00 Sunday to Thursday and 10:00 to 01:00 Friday to Saturday.

Town and Country Planning

The property is within the area controlled by Stafford Borough Council. The property is not listed nor in a Conservation Area.

Fixtures and Fittings

The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.

Stock in Trade

The Buyer is to acquire stock in trade and unbranded glassware at valuation on completion.

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Business Rates

Rateable Value - £18,000.

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

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