

Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



**Freehold public house investment approx 9.5% yield.
Alternatively available with vacant possession - £159,999.**



Bulls Head, Lower Bryan Street, Hanley, Stoke On Trent, Staffordshire, ST1 5AT

- Freehold investment subject to a 5 year FRI, free of tie tenancy from 2nd October 2023 at £15,000 per annum. Alternatively available with vacant possession.
- Easily operated single trading room freehouse.
- Well populated residential area, close to Hanley town centre.
- Well refurbished and in good condition throughout.
- Good trading opportunity. Would convert to residential use/HMO.

**Freehold asking price £159,999 subject to contract and exclusive of VAT
where chargeable.**

Office 11, Lichfield Business Village,
Staffordshire University Lichfield Centre,
The Friary, Lichfield, Staffordshire,
WS13 6QG

Telephone: 0121 353 2757

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LOCATION

The Bulls Head fronts Lower Bryan Street in a well populated mainly residential area providing an immediate trading catchment. The property also adjoins commercial premises either side. Hanley town centre is a short 5 minute walk as is Potteries Way the main A50, which lies within 200 yards. Central Forest Park lies to the north.

DESCRIPTION

The public house is of traditional 2 storey brick construction beneath pitched tiled roofs with side alleyway and a small smoking shelter and awning to the rear. The trading area is at ground floor and living accommodation above.

ACCOMMODATION

Ground Floor

The Bulls Head is an easily operated pub from a single trading room with servery and banquette leatherette fixed seating to the front area, opening out to the rear with further seating, darts throw and feature fire place. In total there is seating for circa 30 customers. Ladies and Gentlemen's customer lavatories lie to the rear off a service corridor which leads to the rear yard and smoking area. The trading area has recently been redecorated.

Basement

The beer cellar is within the basement.

First Floor

The living accommodation is at first floor and provides 2 double bedrooms, box room/office, kitchen, lounge, bathroom and separate WC.

Outside

An alleyway provides access from Lower Bryan Street alongside the pub for deliveries and also leads from the rear of the trading area to the newly refurbished smoking shelter with awning and also to the boiler house.



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GENERAL INFORMATION

Tenure

The property is freehold and available subject to a 5 year lease from 2nd October 2023 at a rent of £15,000 pa on full repairing and insuring, free of tie terms or alternatively available with vacant possession.

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 10am to 1am Monday to Saturday inclusive and 10am to midnight on Sunday.

Town & Country Planning

We are informed by Stoke on Trent City Council Planning Department that the property is not listed nor in a Conservation Area.

Fixtures & Fittings

All items in the nature of fixtures or fittings are included in the sale with the exception of a limited number of 3rd party items and personal belongings in the living accommodation.

TUPE

All staff are to transfer under the TUPE regulations. A full staff schedule will be provided.

Stock in Trade

The Buyer will purchase the stock in trade at valuation upon completion.

EPC

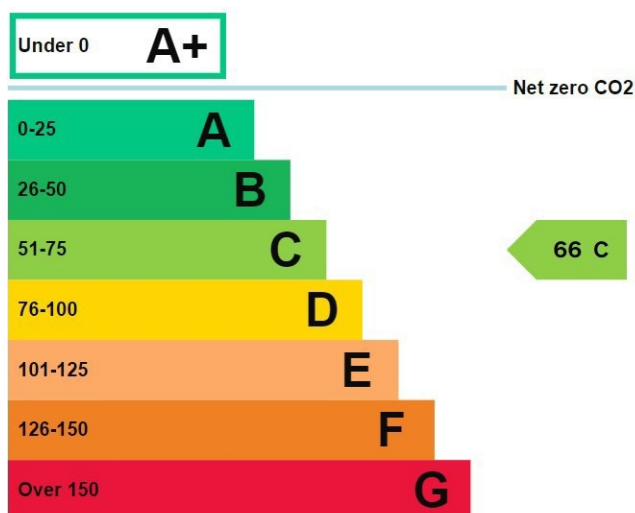
The EPC is available upon application.

ASKING PRICE

Freehold asking price £159,999 subject to contract and exclusive of VAT where chargeable.

Further Information

All interested parties are requested to contact Matthew Phillips for further information or to arrange viewings for the property.



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