

**Highly Attractive affluent Staffordshire Village Freehouse.  
Free of Tie lease for Sale - £75,000 Premium.**



## **The Bank House, High Street, Hixon, Stafford, Staffordshire, ST18 0QF**

- Highly attractive village turnkey operation with public bar, lounge and 46 cover restaurant.
- Recently refurbished with a wealth of period features and beams.
- Growing trade with net sales approaching £11,000 per week, 60% wet to 40% food.
- Unopposed location in quality expanding village.
- Landlord would consider granting new lease to suitable applicant.
- Finalist for the Enjoy Staffordshire Awards

**Premium offers are invited at £75,000 for the existing free of tie lease. All figures are subject to contract/lease and exclusive of VAT where chargeable.**

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## LOCATION

The Bank House is located in the heart of the large attractive residential village of Hixon, opposite the village playing fields, a short distance from the A51 Lichfield to Stone Road and also close to the A518, which provides access to Stafford town centre approximately 8 miles to the west. In addition, Uttoxeter is some 9 miles to the north east.

Hixon is a large pleasant Staffordshire village with a number of similar villages within a 2 mile radius including Great Haywood, Little Haywood, Stowe by Chartley and Weston. In addition, Hixon Airfield Industrial Estate lies on the edge of the village. The Bank House is the only pub in this quality expanding village.

## DESCRIPTION

The Bank House is a highly attractive traditional two storey brick and tile building which occupies an elevated position overlooking the High Street and Back Lane and benefits from a forecourt beer patio with 3 parking spaces alongside. The public house, which dates back to the 17th Century, includes many highly attractive period features in the way of original timbers, beams and open fire places. In addition, the property has been fully refurbished and is in excellent order throughout. Plentiful parking is available in the Village adjoining the pub.

## ACCOMMODATION

### Ground Floor

Front entrance lobby leading to the Public bar (seating for 28 customers) with flagged floors, ceiling timbers, highly attractive oak servery, brick fireplace with woodburner. Gentlemen's customer lavatories, general store, staff lavatory and external woodstore. To the right of the lobby is the lounge (seating for 30 customers), part carpeted, part stone floor, includes perimeter fixed seating in alcoves, large period inglenook brick fireplace with woodburner, oak servery, ceiling and wall timbers. Adjoining is the 46 cover Restaurant with oak flooring, ceiling timbers and upholstered perimeter fixed seating. Patio doors lead to the forecourt beer patio. Excellently redecorated Ladies and Gentlemen's/disabled customer lavatories lead off from the lounge. The fully fitted catering kitchen is located adjoining the restaurant. In addition the wash up and upland beer cellar are to the rear of the servery.

### First Floor

Living Accommodation:

Lounge, double bedroom, box room/office, domestic kitchen and bathroom.

The trade accommodation has been redecorated throughout and new inventory provided over the course of the last 2 years and the property generally is in excellent decorative order throughout.



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## GENERAL INFORMATION

### Tenure

The free of tie FRI lease is for a term of 10 years commencing on 19th September 2017. The rent is £33,750 pa. The landlord would consider granting a new 10 year lease to a suitable applicant.

### Services

We are informed that all mains services are connected. The kitchen is served by a propane gas supply.

### Licences

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

### Town & Country Planning

The property is Grade II listed but is not in a Conservation Area.

### Fixtures & Fittings

All items in the nature of fixtures, fittings, furnishings and effects, other than a minor number of items held on 3rd party agreements and private items in the living accommodation, are to be included in the leasehold premium and are to be itemised in an inventory.

### Stock in Trade

The successful lessee is to purchase the stock and unbranded glassware at valuation upon completion.

### TUPE

All staff are to transfer under the TUPE regulations. A staff schedule will be made available to interested parties.

### Rating Assessment

The rateable value is £12,400 with effect from April 2023. As The Bank House is the only pub in the village, it qualifies for Rural Rates Relief and nil rates are payable at present.

## Asking Price

Premium offers are invited at £75,000 for the existing free of tie lease. All figures are subject to contract/lease and exclusive of VAT where chargeable.

### Conditions relating to these particulars

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that:-

- The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract.
- Although believed to be correct, the accuracy of all descriptions and details given within the particulars 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.
- 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.

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