

# Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



**Excellently refurbished Potteries community pub  
Freehold £240,000**



## **The Crown, Crown Street, Silverdale, Newcastle Under Lyme, ST5 6JG**

- Community pub refurbished to the highest standard.
- At centre of well populated village. Site Area 0.13 acres, footprint 3323 sf. (Source Nimbus Maps).
- Two trading areas, large 3 bedroom flat and extensive beer patio.
- Adjoins park and all village amenities.

**Freehold offers are invited in excess of £240,000 subject to contract and exclusive of VAT where chargeable.**

*Particulars Updated 01-May-2024*

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

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## LOCATION

The Crown is located in the heart of the well populated Potteries village of Silverdale at the junction of Crown Street and Brook Street adjoining the park, tennis court and bowling green and in the midst of a well populated immediate catchment.

There is a small retail parade within 200 yards. Newcastle Under Lyme lies within 2 miles to the west.

## DESCRIPTION

The property has been completely refurbished to an excellent standard and comprises an attractive two storey mainly brick building beneath a range of pitched slated roofs with similar two and single storey extensions to the side and rear.

In addition, there is a large well laid out external beer patio courtyard trading area which partly incorporates the former Bowling Alley.

## ACCOMMODATION

The property has been excellently refurbished to a very high quality and comprises a traditional two room bar and lounge operation.

The public bar comprises quarry tile flooring, leatherette perimeter fixed seating, brick chimney breast with wood burner, timber panelling and timber topped and panelled servery and includes an adjoining games area with pool table and darts throw. In total there is seating for some 40 customers.

The lounge bar is of a similar standard with part tiled, part oak flooring, light stained wood panelling and servery, seating for some 40 customers and double doors leading out to the beer patio.

A small catering kitchen adjoins. The ladies and gentlemen's customer lavatories are accessible from a rear lobby.

The living accommodation is arranged at first floor level comprising a large flat, including three double bedrooms, lounge, domestic kitchen, bathroom separate lavatory and office.

The beer cellar, bottle and general stores are located in the basement.

The external trading area has been well developed to comprise a large partly covered brick paved beer patio. There is also an additional beer patio directly to the rear of the pub.



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## GENERAL INFORMATION

### Tenure

The property is freehold with the benefit of 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 10:00 hrs to 23.30 hrs on Monday and Tuesday inclusive, 10:00 hrs to 00:30 hrs on Thursday to Saturday inclusive and from 12:00 hrs to 00:00 hrs on Sunday.

### Town & Country Planning

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

### Fixtures & 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.

### 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

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

### Rating Assessment

The rateable value of the property is £4,100 with effect from April 2023.

Council Tax Band - A. Council Tax Payable - £1,168.

## ASKING PRICE

Freehold offers are invited in excess of £240,000 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.



### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

Net zero CO<sub>2</sub> emissions

68

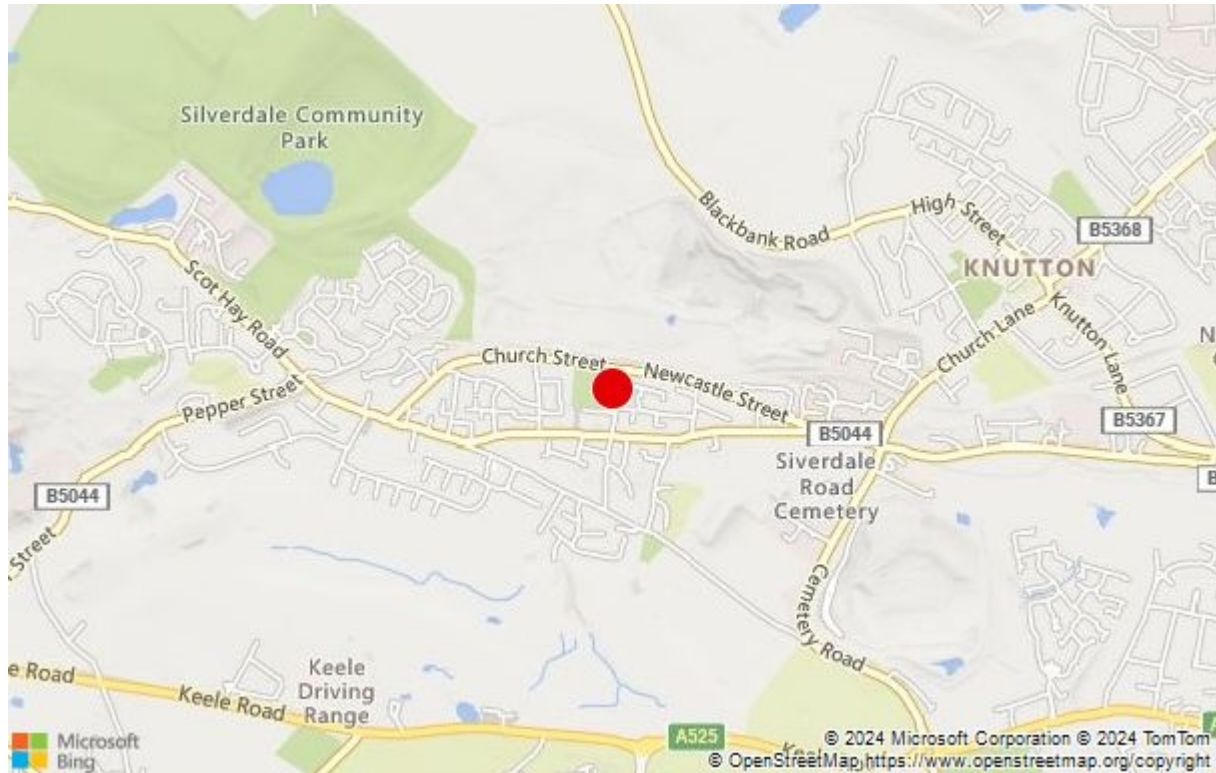
This is how energy efficient the building is.

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