

**To Let - New Partially tied lease  
Excellent Refurbished Wolverhampton Area Affluent Village Pub -  
significant food potential**



**The Red Cow, Stableford Road, Ackleton Near Wolverhampton,  
Shropshire, WV6 7JH**

- Well refurbished substantial Village pub
- Excellent opportunity to establish Village "all rounder" with significant food potential
- Immaculate 2 bedroom living accommodation with letting potential
- 30 space car park and well laid out rear beer patio and beer garden on site of 0.888 acres.
- Large open plan trading area circa 60 covers, private dining room 12 covers, fully fitted kitchen
- To let new lease, tied to stock Holdens cask ales and Holdens lager. Otherwise free of tie.

**To let at Nil Premium on new flexible 10 year FRI part tied lease at a rent in year 1 of £35,000 pa., year 2 £37,500 pa. and year 3 £40,000 pa..**

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## LOCATION

The Red Cow lies in the affluent and attractive residential village of Ackleton, some 9 miles due west of Wolverhampton, 7 miles south east of Telford and 5 miles north east of Bridgnorth. The area generally includes numerous similar wealthy villages such as the nearby Pattingham and Stableford and the Patshull Park estate is also closeby. The pub is well located to attract trade from the immediate wealthy catchment and also drive out trade from Wolverhampton, the Birmingham and Black Country conurbation and from Telford.

Road communications are excellent with the A454 and A442 both within very easy reach and the M54 Motorway a short distance to the north.

## DESCRIPTION

The Red Cow, which dates from the late 18th century, has been sympathetically and tastefully refurbished both internally and externally and is a striking handsome Georgian public house of 3 storey brick construction beneath a pitched slated roof with more recent single storey extension to the side. The property features many period features to the front elevation including the end brick stacks, sash windows with rusticated lintels and moulded wood doorcase.

The pub benefits from a forecourt 30 space car park, well laid out beer patio and grassed beer garden to the rear. The site area is 0.888 acres and the building footprint 3073 sf ( Source Nimbus Maps).

## ACCOMMODATION

Ground Floor: Open plan well refurbished and fitted trading area (seating for 60 customers) arranged around a central servery with Inglenook and brick fireplaces with woodburners, exposed timbers, private dining room/function room (12 covers) with fireplace, Ladies and Gentlemen's customer lavatories, large and very well fitted catering kitchen, adjoining wash up and prep areas, walk in Cold Store, utility area including boilers.

First Floor: Spacious double bedroom, bathroom and kitchen.

Second Floor: Double bedroom, kitchen and huge family bathroom.

Outside: Surfaced and white lined 30 space car park, part shale beer patio and grassed beer garden.



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## GENERAL INFORMATION

### Tenure

The property is available on a new 10 year FRI lease on flexible terms. The initial rent in year 1 is £35,000 pa, year 2 £37,500 pa. and year 3 £40,000 pa.. The lease is to be part tied whereby the lessee will be tied to stock Holdens cask ales and Holdens lager. Otherwise the lease is free of tie.

### Business

The property was fully refurbished during 2022 to the highest standard both to the trading areas and back of house and particularly the catering kitchen has received significant investment. An experienced pub operator with catering skills is sought to take advantage of the many attributes which the pub itself and the area offer to put the business on the map as a quality village pub with destination food trade. In addition the extensive accommodation at first and second floors offers the opportunity for letting or for AirBnB as a further income stream.

### Services

All main services are connected to the property with the exception of gas. The site is served by an LPG supply.

### Licences

The property benefits from a Premises Licence permitting the sale of alcohol from 11:00 hrs to 23:00hrs Monday and Saturday inclusive and 11:00 hrs to 22:30 hrs on Sunday.

### Town & Country Planning

The Red Cow is Grade II listed and in a Conservation Area.

### Fixtures & Fittings

The lessee is to buy in the inventory at valuation on completion.

### Stock in Trade

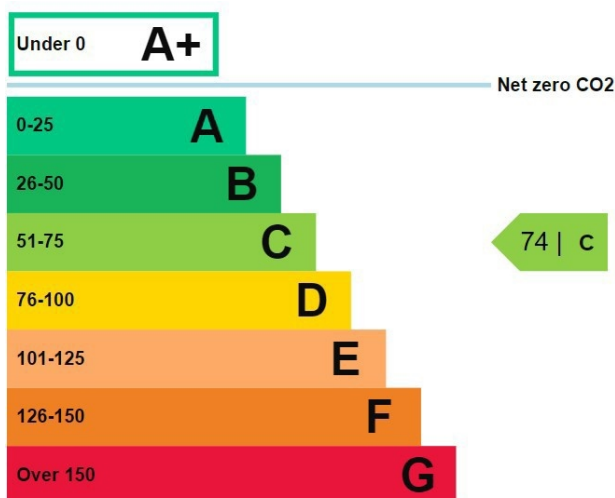
Stock in trade and unbranded glassware are to be taken to at valuation on completion.

### Rating Assessment

The Rateable Value is 24,500 which reduces to £18750 with effective from April 2023.

## ASKING PRICE

To let at Nil Premium on new flexible 10 year FRI part tied lease at a rent in year 1 of £35,000 pa., year 2 £37,500 pa. and year 3 £40,000 pa..



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