



Ye Olde Bull & Bush

Ref: 5652049

9 Hartshill Road, Stoke-on-Trent, ST4 7QT

Freehold: Offers over £250,000 plus VAT

Double fronted wet led inn

Prominent main circuit location

Well-appointed lounge & public bars (80)

Good size south facing beer garden (60)

3 bed owner's accommodation

Vacant possession with 1am licence. Energy Rating TBC



A deceptively large double fronted Victorian freehouse of two storey colour rendered brick elevations beneath a predominantly pitched tiled roof line, with the advantage of a good sized split level outdoor seating area, and single garage.



Location

Ye Olde Bull & Bush is prominently located upon Hartshill Road (A52) within the main licensed circuit.

Internal Details

Open-plan L-shaped lounge bar (60), served by a centrally located wooden bar servery with fixed booth seating, and original tiled floor.

Public bar (20), with wall mounted TV, free-standing table & chairs, tiled floor, feature exposed brick wall, and wood burner.

Ancillary Areas

Trade kitchen, ladies and gents WC, and dry goods store.



External Details

As previously mentioned the property has the benefit of a large private split level seating area (60) with outside bar area, and attached single garage.

Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

Owner's Accommodation

First floor self-contained owner's/manager's accommodation comprising; lounge, kitchen, 3 bedrooms, bathroom, and separate shower room.



The Opportunity

An excellent opportunity for an independent or multiple operator to secure a deceptively spacious freehold inn with the advantage of both a 1am licence, and an excellent sized beer garden adjacent to the main licensed circuit.

The property is offered with immediate vacant possession whilst benefitting from 3 bed owner's accommodation and detached garage.

Business Rates

The Rateable Value is £3,750 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

Regulatory

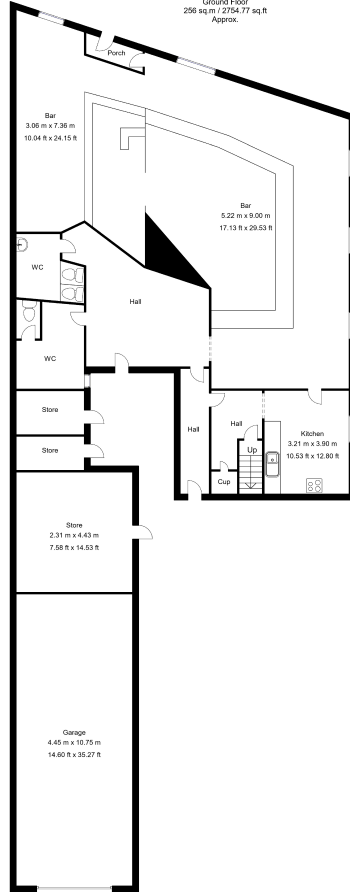
Premises licence.



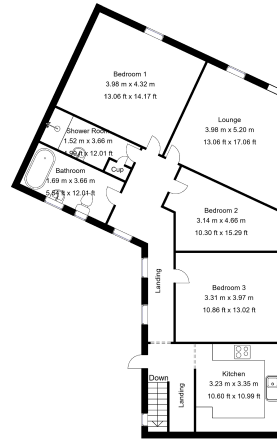
Ground Floor
25 sq.m / 272.02 sq.ft
Approx.



Ground Floor
256 sq.m / 2754.77 sq.ft
Approx.



First Floor
98 sq.m / 1059.15 sq.ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Manchester



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