



The Fradley Arms

Ref. 5854337

Rykneld St, Fradley, Lichfield, WS13 8RD

Freehold: £850,000 plus VAT

Located on busy dual carriageway (A38)

Bar & Restaurant (c.190) conference room (60)

External seating and garden (c.100)

Previously food led business. Parking (c.140)

c.3.056 acre plot; 4.5 miles from Lichfield

Premier Inn occupy part of the site on a long lease. Energy Rating E.



The business previously ran as a family focused venue with the addition of the Wacky Warehouse facility. The opportunity would suit an experienced operator who would be prepared to be more hands on in the business to maximise growth and profitability. An alternative use for the site may also be suitable including a drive through establishment (subject to the required Building Restrictions and Regulations).



Description

A substantial detached building, of traditional three-storey brick construction, under a pitched roof with a single storey extension to the rear. The property adjoins a Premier Inn Hotel and shares both access and parking with the property. The property consists of an open plan bar and restaurant area, with private dining and a conference/ function room. Externally, there is a substantial car park to the side and rear of the premises, along with outside seating to the front. To the rear is an additional seating area with children's play equipment. It is a Grade II Listed property with an overall site area of circa 3.056 acres.

Lease

The adjoining building is let to Premier Inn by our client on a long leasehold basis at a peppercorn rent. The access and the car park areas are shared - further details on this are available on request. Please note that the map shown should only be used for illustrative purposes and this does not form part of a formal contract.

Owner's Accommodation

Living accommodation is arranged over the first and second floor. The first floor briefly comprises a one bedroom bedsit and includes an office, kitchen, bathroom and storage, leading to a flat roof. The second floor consists of three bedrooms and a bathroom.



Internal Details

The trade areas are split into various sections and briefly comprise of a central bar server with seating for approximately 64 covers arranged over booths and loose tables and chairs. The main restaurant, arranged over a split level, offers seating for circa 80 covers and leads to a private dining area which can accommodate up to 45 covers. The conference / function suite can be hired separately and has a capacity for 60 patrons.

Ground Floor

The property also previously offered a Wacky Warehouse facility, which is accessible via the main restaurant and side entrance to the rear of the premises.



Fixtures & Fittings

The venue is now closed and we therefore recommend internal inspection to assess the fixture and fittings which are included in the sale.

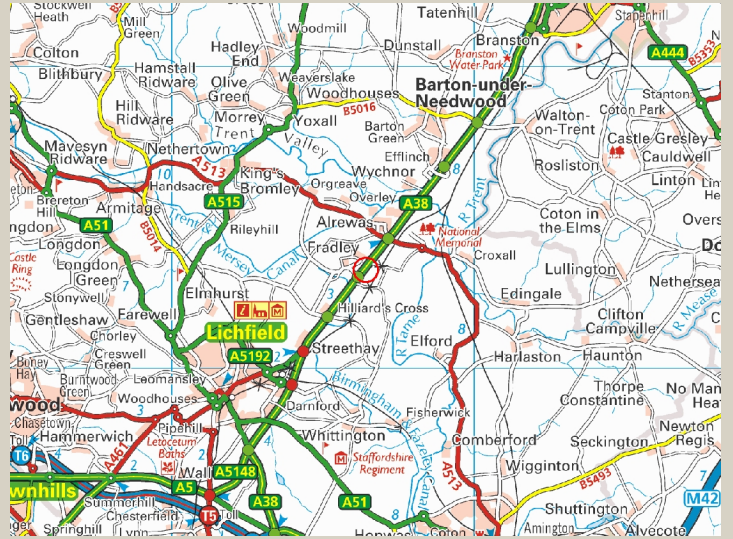
External Details

Large car park to the side and rear of the Property (circa 140 spaces). To the front and rear are outside seating areas, along with a children's play area to the rear including wooden picnic benches (80) and garden.



Location

The Property is positioned on the A38, a busy dual carriageway between Lichfield (c 4 miles) and Burton upon Trent (c 9 miles) and Tamworth (c 10 miles) from the premises.



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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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