

BUTLER'S BELL

25-27 GAOLGATE STREET · STAFFORD · ST16 2NT

FREEHOLD

LARGE PROMINENT PUBLIC HOUSE FOR
SALE ON BEHALF OF JD WETHERSPON



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- **Freehold**
- **Busy town centre location**
- **Prominent position fronting Gaolgate Street**
- **External beer garden to the rear elevation**
- **High quality fit out**
- **Staff car park to the rear**
- **Short distance from Stafford Station**
- **GIA - 267 Sq M (2,874 Sq Ft)**
- **Offers in the region of £400,000, plus VAT if applicable**
- **[Google Street View Link](#)**

LOCATION

Stafford is a busy market town in Staffordshire which is situated approximately 16.4 miles south of Stoke-on-Trent, 17.9 miles north of Wolverhampton and 28.8 miles north west of Birmingham. The area has good transport connections with Stafford Station providing regular rail services into Birmingham, Liverpool and Manchester Piccadilly.

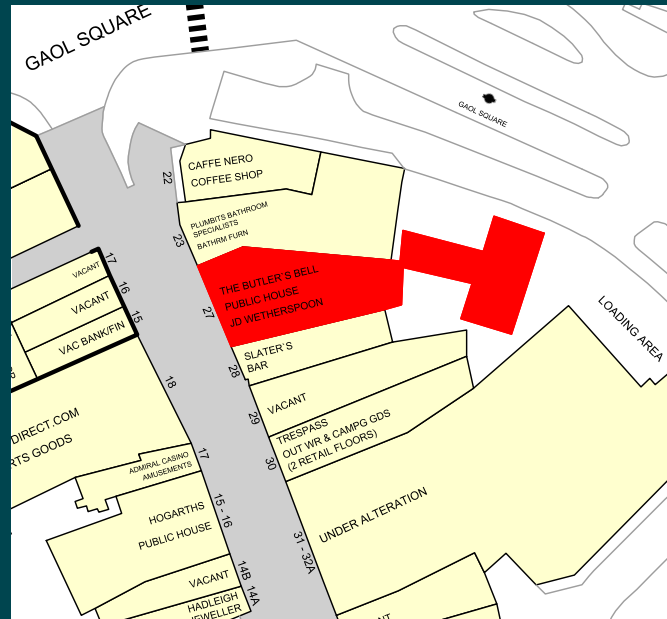
The Butler's Bell occupies a prominent position fronting Gaolgate Street with Stafford Station 0.5 miles to the south west. The surrounding area is predominantly commercial with nearby occupiers including Amber Taverns, McDonald's and Costa Coffee.

DESCRIPTION & ACCOMMODATION

The Butler's Bell comprises a two storey terraced building under a flat synthetic roof. To the rear elevation is an external beer garden laid out to provide seating for approximately 80 customers.

Ground Floor: Trading accommodation with bar servery to the side and seating on loose tables and chairs. Ancillary accommodation includes a beer cellar.

First Floor: The first floor provides customer WC's, trade kitchen, staff room and ancillary storage.



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APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	267.0	2,874
Basement	Ancillary	Not measured	Not measured
Total		267.0	2,874

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

Freehold.

RATEABLE VALUE & EPC

2017 Rateable Value - £59,000.

C-75.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 04:00 Monday to Sunday.

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GUIDE PRICE

Offers in the region of £400,000, plus VAT, if applicable, are invited for the benefit of our client's freehold interest.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

jdwdisposals.co.uk



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