

FOR SALE

PUBLIC HOUSE WITH RESTAURANT AND LETTING ACCOMMODATION



Price: £450,000

- A large, detached public house and restaurant with letting bedrooms, residential apartment, ancillary facilities, large car park and garden.
- Comprising approximately 438.79m² / 4,723 sq ft net internal.
- Available with vacant possession.
- Redevelopment potential, subject to planning consent.
- Occupying a site of approximately 0.17 hectares / 0.42 acres.

CELEBRATING
30 YEARS
**OF PROPERTY
CONSULTANCY**

The Railway Inn
Froghall
Stoke on Trent
Staffordshire, ST10 2HA




SALLOWAY



Anwar Hussain MRICS

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184 Horninglow Street,
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Burton upon Trent, DE14 1NG

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Location

The premises are prominently located in the small village of Froghall, adjacent to the Kingsley and Froghall Railway Station which forms part of the Churnet Valley network. It fronts the A52 and is approximately 11 miles west of Stoke on Trent, 12 miles to the east of Ashbourne and within close proximity of the small town of Cheadle.

Description

The property comprises a detached public house with a separate building providing letting accommodation. They are predominantly two storey, of rendered brick construction with pitched, tile clad roofs, UPVC double glazed window and door units with a later extension providing a link between the two buildings.

Internally the ground floor accommodation comprises a bar/dining area with a catering kitchen, cellar off and inner hall comprising male and female toilets. At first floor level is the Manager's living accommodation comprising a two bedroom apartment.

The letting accommodation to the rear comprises seven en suite bedrooms with plastered and painted walls and ceilings, carpeted floors and the en suites include a shower or a bath.

Heating in the building is by way of gas central heating with power points and lighting throughout.

Externally, to the rear of the buildings, is a lawned garden and block paved terraced area. In addition, there is a large tarmac surfaced car park to the side of the building.

Accommodation

All areas referred to in these particulars are approximate.

Ground Floor: 238.62m² / 2,568 sq ft

First Floor
Letting Accommodation: 96.03m² / 1,034 sq ft

First Floor
Living Accommodation: 104.14m² / 1,121 sq ft

Overall Total: **438.79m² / 4,723 sq ft**
(net internal)

Services

Mains electricity (3 phase), gas, water and drainage are connected to the premises.

Rates

The premises have the following Rateable Value and Council Tax Banding:

Rateable Value: £15,000
Tax Band: A

For confirmation of Business Rates payable and eligibility for any rate relief that may apply, interested parties are advised to contact Staffordshire County Council.



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Energy Performance Certificate

The premises have an energy performance rating of Band C.

A copy of the energy performance certificate is available upon request.

Price

£450,000.

Value Added Tax

The sale price is not subject to value added tax.

Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewings

Viewings are strictly via prior appointment with the sole agents:-

Salloway:

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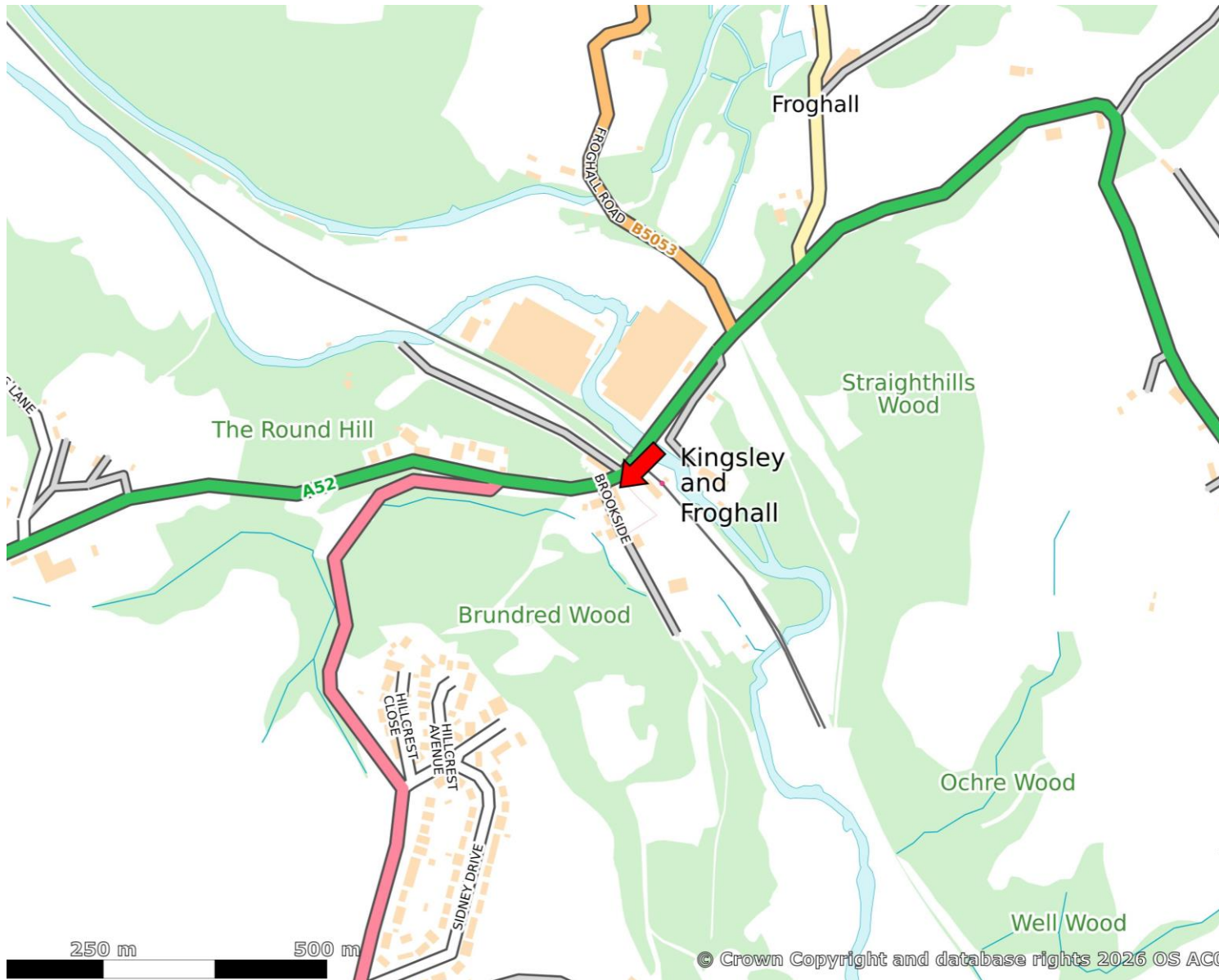
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