



The Rag at Rawnsley

Freehold

Offers in the Region of **£895,000**

The Rag at Rawnsley, Ironstone Road, Rawnsley, Cannock, Staffordshire, WS12 0QD

AT A GLANCE

- IMMACULATE TRADITIONAL PUB/RESTAURANT
- 7 WELL APPOINTED ENSUITE LETTING ROOMS
- CROWN BOWLING GREEN; 6 CARAVAN PITCHES
- EXCELLENT 2 BEDROOM DOMESTIC ACCOMMODATION
- SET IN IDYLIC LOCATION
- SET IN APPROX 1.73 ACRES
- LANDSCAPED OUTDOOR TERRACE
- EXTENSIVE TRADING AREAS INCLUDING PUBLIC BAR, TWO RESTAURANT AREAS

Viewing And Further Information

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PROPERTY

The Rag at Rawnsley is a two and single storey detached property of brick and rendered elevations beneath pitched tiled flat roofs. The property has been extended and refurbished throughout to a very high standard by our clients providing a traditional but modern English pub-restaurant full of character. The ground floor accommodation briefly comprises an entrance hall leading to a reception area. The Rag has a number of trading areas comprising an L-shaped Public Bar, with timber bar servery, brick-built feature fireplace with log burning stove, beamed ceiling, upholstered perimeter seating and wall mounted TV. A waiting area with bar servery and upholstered perimeter seating provides access to the restaurant area of the property. The Rag Restaurant has approximately 80 covers, with exposed brick feature fireplace, part wood panelled walls and views of the surrounding countryside. A separate room, which can also be used for private parties, gatherings and meetings, provides an additional 24 covers. The property also benefits from Ladies, Gents and Disabled W.C.s an impressive commercial catering kitchen with walk-in fridge/freezer and a basement beer cellar.

Seven wonderfully appointed, en-suite letting rooms are situated over the 1st floor with 6x Double Rooms and 1x Twin Room, along with a laundry room.

The Domestic accommodation is also located on the 1st floor and briefly comprises 2x Bedrooms, Lounge, Office, refitted Kitchen and Bathroom.

Externally, the pub sits in over 1.7 acres in total and the extensive outdoor areas include a terrace to the front and side with picnic bench seating for approx 24; a large car park providing parking for c. 50 vehicles, beer garden with picnic bench seating, timber BBQ hut, with pizza oven, storage shed and further outdoor store that was previously utilised as a microbrewery. The Rag also boasts a crown bowling green (first laid in 2006), with bowling team shed; and 6x caravan pitches with full electrical hook-ups, 2x outside W.C.s and guest showers.

PLANNING

The Property is not Listed but is situated within a designated Area of Outstanding Natural Beauty. Prospective purchasers are advised to make their own enquiries with Cannock Chase Council.

FIXTURES & FITTINGS

All trade Fixtures & Fittings (excluding any 3rd party owned items) are included within the sale.



THE BUSINESS

The business has garnered an excellent reputation during our client's almost 20 year tenure, primarily through word of mouth. The Rag enjoys custom from the local area as well as many returning customers from further afield. The pub is frequented by various walkers, mountain bikers and riders, who are visiting the Chase, which is an Area of Outstanding Natural Beauty. The business also also a healthy trade from the letting rooms and caravan pitches. The pub enjoys a reputation as a quality destination food venue and the bowling green is an excellent source of trade, with 2 teams using the pub, along. The business enjoys an enviable trade, but is run on limited hours and offers genuine potential to increase those hours. Further trading information can be provided to genuinely interested parties who have previously viewed the business premises.

RATES & CHARGES

The Rateable Value has been assessed at £41,500 (2023).





LOCATION

The Rag at Rawnsley nestles on the edge of Cannock Chase in Staffordshire, providing an excellent base for walkers, mountain bikers and visitors to this area of outstanding natural beauty. Rawnsley is an area of Cannock Chase District of Staffordshire. The village is located between Hazleslade and Prospect Village. Rawnsley is a former mining hamlet and was served by the mineral line from Hednesford to Burntwood which carried minerals to the mines around the area. The Rag is easily accessible, is close to all major road networks, the Northern Relief Road is just five minutes away, with easy access to the NEC and Birmingham Airport. The pub is just a 10 minute drive from the Cathedral City of Lichfield, twenty minutes away from Drayton Manor Park & Zoo, and 45 minutes from the Alton Towers amusement park.



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