



Grange Inn

Casey Lane, Burton-on-Trent, Staffordshire, DE14 2JQ

Freehold £425,000 | Leasehold £19,500

- Residential location within Burton on Trent
- Wet led community pub with one bedroom owners flat
- 4 permanently tenanted letting rooms achieving total £16k p/a
- Open plan main bar, games room, & trade patio
- Same ownership for 19 years - £230k of improvements since 2002
- Freehold or negotiable free of tie Leasehold opportunity

Ref: 91507

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**Sidney
Phillips**



LOCATION

The Grange Inn is situated in the East Staffordshire town of Burton on Trent, which is 11 miles (18 km) southwest of Derby, 27 miles (43 km) northwest of Leicester, 28 miles (45 km) west southwest of Nottingham and 20 miles (32 km) south of the southern entrance to the Peak District National Park. In 2011, it had a population of 72,299.

Burton upon Trent is renowned for its long history of brewing, at one time exporting beer throughout the world and accounting for a quarter of UK beer production. The town is currently home to eight breweries, which include Molson Coors who produce Carling, the UK's most popular beer brand.

The Grange Inn occupies a two-storey detached brick building under a slate tiled roof. The property benefits from being situated in a residential location where within walking distance for a sizeable local custom.

TRADE AREAS

ENTRANCE PORCH leading into open plan MAIN BAR which with seating for approximately 80. Carpet flooring, 3 TVs, raised stage, DJ BOOTH, wooden DANCE FLOOR. STORAGE ROOM. Main BAR SERVERY. Adjacent to the main bar are LADIES & GENTLEMAN'S TOILETS with BABY CHANGING facilities.

GAMES ROOM with seating for 30, with pool table and carpet flooring throughout

BASEMENT CELLAR split into 4 rooms, BOTTLE STORE, COLD ROOM which includes python system and cooler, a WASH ROOM and a BARREL ROOM.

LETTING ACCOMMODATION

FIRST FLOOR

Comprises 4 DOUBLE BEDROOMS, 2 communal SHOWER ROOMS and communal KITCHEN.

PRIVATE FLAT open plan LOUNGE/KITCHEN, BATHROOM, double BEDROOM and LAUNDRY CUPBOARD.

EXTERNAL

Enclosed and gated TRADE PATIO with SMOKING SHELTER and bench seating for 60. External staircase providing access to the letting accommodation.

THE BUSINESS

The Vendor has owned The Grange Inn since 2002 and is now looking to offer the property to the market on a freehold or leasehold opportunity, from 2005 till 2020. During the tenant's time, they created a wet led community public house with both darts & pool teams alongside hosting regular events such as bingo, quiz's, live music and other celebratory functions.

Since their purchase of the property back in 2002 the current owners have invested over £230,000 in improvements creating a high spec property with the opportunity for a new owner to step in to a 'turn key' business. It benefits from a readymade source of income by way of the 4 tenanted letting bedrooms currently achieving a combined income of £16,000 per annum. Potential change of use (subject to the relevant planning permissions).

Historic trade accounts are unavailable. Prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site.

LICENCE

A full premises licence has been granted by the East Staffordshire Borough Council allowing the sale of alcohol between the hours of:

Monday to Thursday -	11:00 to 00:00
Friday & Saturday -	11:00 to 01:00
Sunday -	11:00 to 23:30

SERVICES

All mains services are connected. Burglar alarm and 8 camera CCTV security system.

Local Authority: East Staffordshire Borough Council, The Town Hall, King Edward Place, Burton upon Trent, DE14 2EB

Telephone: 01283 508000

Rateable Value: £16,250



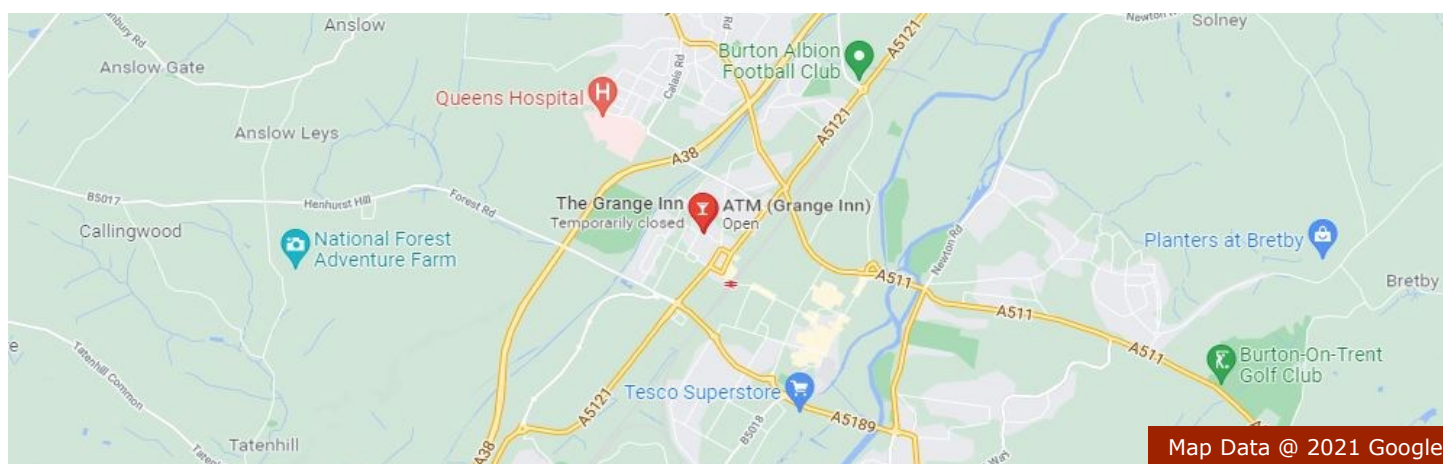
TENURE & PRICE

FREEHOLD £425,000 to include fixtures, fittings and goodwill. Stock at valuation in addition. Or alternatively a new Lease in the following terms: -

LEASEHOLD	£19,500 to include fixtures & fittings. Stock at valuation in addition.
TERM	7- 20 years (negotiable)
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
DEPOSIT	The successful applicant will be required to lodge in advance with the freeholder a deposit equivalent to 3 month's rent
RENT	Rent £25,000 per annum paid monthly in advance
RENT REVIEW	Every 5 years throughout the term
REPAIR LIABILITY	Full repairing and insuring lease agreement. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	Please note that VAT will not be payable on the Premium or rent

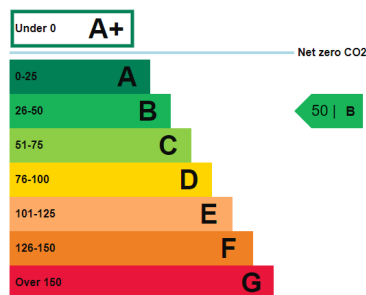
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 2075-1789-9570-0637-3179

BUSINESS MORTGAGES 01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE 01432 378690

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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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