



The Green Man

38 Compton, Leek, Staffordshire, ST13 5NH

Freehold £695,000

Contact:

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Overview

Staffordshire Moorlands market town

Established guesthouse

Four bedroom owner's accommodation

Breakfast room (20)

Seven en suite letting rooms

Turnover for the year ending April 2025 £86,000





Location

The historical market town of Leek is located in North Staffordshire on the edge of the Staffordshire Moorlands. It borders the counties of Derbyshire and Cheshire. The Green Man Guesthouse is located in an area of high footfall on the edge of Leek town centre, home to an array of independent and larger retail businesses. Notable attractions in the area include Rudyard Lake Steam Railway and Alton Towers, whilst the Peak District National Park and the Staffordshire Moorlands offer stunning scenery, walking and cycling routes.



Leek has good motoring links, being situated at the junction of the A53 and the A523 which provide easy access to the nearby towns of Stoke-on-Trent (and the M6) (12 miles), Macclesfield (13 miles) and Buxton (12.5 miles).

The Green Man Guesthouse, formerly a public house dating back to the 19th century, is set over two storeys of brick construction under a pitch slate roof and has two purpose-built letting accommodation buildings to the rear and side of the main house. The property's site is 9,580 square feet and it briefly comprises:

Trade Areas & Owner's Accommodation

Entrance to the rear of the building with LAUNDRY ROOM offset, leading to a well-equipped TRADE KITCHEN with vinyl floors, stainless steel preparation areas, a kitchen island and base units. The kitchen has numerous catering appliances and effects.

CELLAR to basement, currently used for STORAGE, with two good sized storage areas plus BEER DROP.

BREAKFAST ROOM arranged for 20 covers with carpeted floors, brick fireplace and inset gas fire, sash windows and a wooden servery with back bar used as PREPARATION AREA. WC offset and additional STOREROOM.

OWNER'S LOUNGE with DINING AREA, carpet flooring and sash window. This is a good sized living space with an on-street entrance.

FIRST FLOOR

MASTER BEDROOM and THREE DOUBLE BEDROOMS of generous size, one of which leads to the ROOF TERRACE. BATHROOM with bath/shower and tiled walls and floor.





Accommodation

LETTING ACCOMMODATION

One letting room is attached to the main building and is a SINGLE ROOM with an EN SUITE.

Single-storey, purpose-built accommodation

Letting room 7 is a TWIN ROOM with an EN SUITE SHOWER ROOM.

Letting room 8 is a TWIN ROOM with an en suite WET ROOM, providing DISABLED ACCESS.

Two-storey, purpose-built letting accommodation

Letting room 1 is a ground floor FAMILY ROOM with double and single beds and an EN SUITE SHOWER ROOM.

Letting room 2 is on the first floor (with stair access) and is a FAMILY ROOM with 3 single beds. This room has original beams and an EN SUITE SHOWER ROOM.

Letting room 3 is a ground floor DOUBLE ROOM with EN SUITE SHOWER ROOM.

Letting room 4 is a TWIN ROOM with an EN SUITE SHOWER ROOM.





External

All letting rooms are furnished and decorated to a very high standard and have TVs and tea and coffee making facilities.

GATED CAR PARK to accommodate eight vehicles. Parking for four vehicles at the front of the building.

Enclosed, L-shaped PRIVATE GARDEN with PATIO AREA leading down to LAWNED AREA.

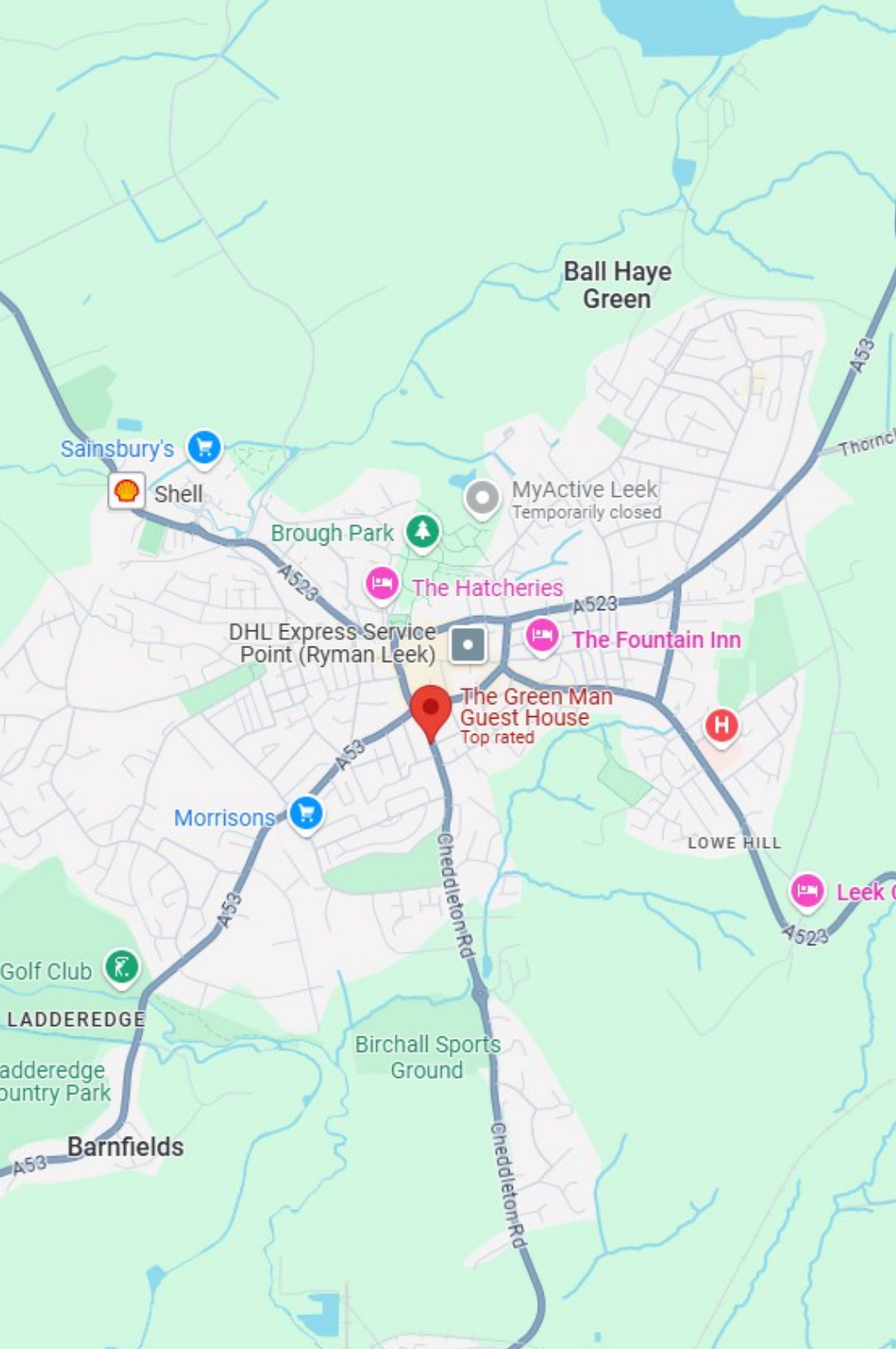
Business

The Green Man Guesthouse is a 3 star bed and breakfast which has been operated by our clients since 2014. They have now decided to sell due to retirement. The property sits in a prime location on the edge of Leek town centre and is popular with walkers and cyclists visiting the area. It also hosts guests who are attending weddings at local venues and visitors to Alton Towers theme park.

The business is well established and enjoys excellent reviews on Tripadvisor, Booking.com and Google. Its year-round occupancy levels are in the region of 57% and room tariffs range from £55 - £110 per night. The business does offer potential for further growth through the conversion of the owner's accommodation in the main building to create additional letting rooms. The business could also offer evening meals. More extensive marketing may increase occupancy levels still further.

We are advised net sales are in the region of £86,000 per annum with full trade accounts available upon request and with the consent of our clients.





Tenure & Services

FREEHOLD £695,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

SERVICES

All mains services are connected.

LICENCE

No premises licence is held.

LOCAL AUTHORITY

Staffordshire Moorlands Borough Council, Moorlands House, Stockwell Street, Leek, ST13 6HW.

RATEABLE VALUE

£5,100 as at 1 April 2023.

The business is subject to Small Business Rate Relief.

EPC: Rating C.

Number: 2898-2428-3712-6897-5497.

ENQUIRE

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