



Ten Green Bottles

High Street, Stone, Staffordshire, ST15 8AJ

Leasehold £120,000

- Ground floor premises
- Stone town centre
- Split level trade area
- Private courtyard
- Recently refurbished
- 10 year renewable lease

Ref: 93356

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SP Sidney
Phillips



LOCATION

Ten Green Bottles is located on High Street in the Staffordshire market town of Stone which lies 7 miles north of Stafford, 7 south of Stoke-on-Trent and 15 north of Rugby. The river and Mersey canals both pass through the town which has an excellent reputation for food and drink which is complimented by the monthly farmers market and annual food and drink festivals. Two of the oldest brewers are located in Stone carrying on the Augustine tradition of beer making, the most notable was John Joules & Sons which was established in 1780. Their beer stores and bottle plant remains an imposing building on the canal, which can clearly be identified by the red cross logo in the brickwork of John Joules .

Stone lies just off the A34 which links the Stoke-on-Trent and Stafford. The M6 motorway is accessible via the A51 and provides links to the north west of England and Birmingham. The A520 providing ease of access to the Peak District National Park to the northeast. Stone railway station serves the west coast mainline and offers links to London Euston via Stafford and to the north via Crewe.

These Ground floor lock up premises are a mid terrace building in a prominent town centre position with private courtyard and car park. The property briefly comprises: -

TRADE AREAS

MAIN BAR with tiled floors, feature lighting, booth and free stool seating for approximately 40. Bar serverly to the rear with tiled front and copper top bar. Modern and contemporary décor throughout. Beyond the main bar is the **SNUG AREA** providing stool and booth seating for 15 and offers a snug and cozy setting.

STAFF KITCHEN comprising of altra non slip flooring, storage units, wash areas, dish washer and refrigeration units. **LADIES TOILETS** to the rear of the building with two toilets and a wash basin.

EXTERNAL

Private COURTYARD with Staffordshire red brick flooring, sheltered and loose seating to accommodate approximately 15. GENTLEMENS TOILETS. STORAGE. CELLAR.

On street seating to the front of the building to accommodate 8.

Private CAR PARKING to the rear of the property for two vehicles.

THE BUSINESS

Our clients have operated the Ten Green Bottles, Stone since 2017. It is a popular spot for drinkers who desire craft ales and gins in a cozy and welcoming environment. Our client has overseen renovation in the past two years. Accounts show a turnover circa £260,000 per annum for the 2022 trading period. There is scope for increase sales by extending opening hours and the introduction of a food menu. Our client advises that the reason for sale is due to focusing on other business interests.

LICENCE

A full Premises Licence is held.

Opening Hours:

Monday to Thursday	09:00 to 23:00
Friday & Saturday	09:00 to 00:00
Sunday	10:00 to 20:00

SERVICES

All mains services are connected.

Local Authority: Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ.

Telephone: 01785 619000

Rateable Value: £14,000

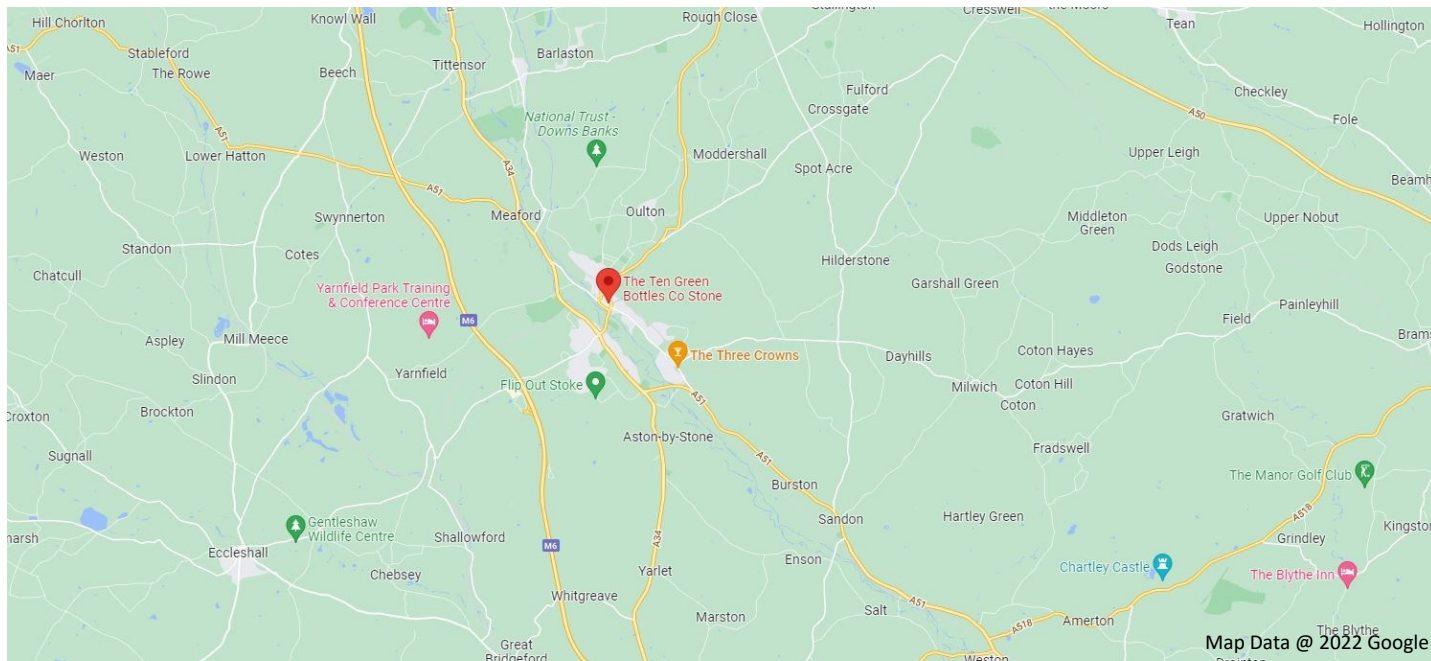


TENURE & PRICE

LEASEHOLD £120,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

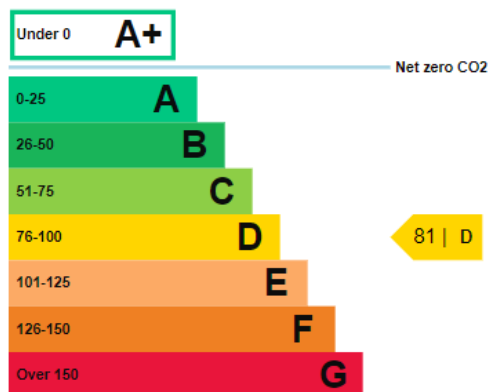
Ten Green Bottles is held on a part repairing and insuring lease from a private individual, for a term of ten years commencing 16th January 2017. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent £16,000 per annum paid monthly in advance, subject to rent reviews after year five. An incoming party will be required to provide a rental deposit to the Landlord of £1,000 in advance. The lease is free of all trade ties.

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



Energy efficiency rating for this property

This property's current energy rating is D.



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: 9521-4015-0064-0100-4101

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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