



The Star

Church Leigh, Stoke on Trent, Staffordshire, ST10 4PT

Tenure: Freehold/Leasehold

Price: £320,000/£15,000

Ref: 99

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

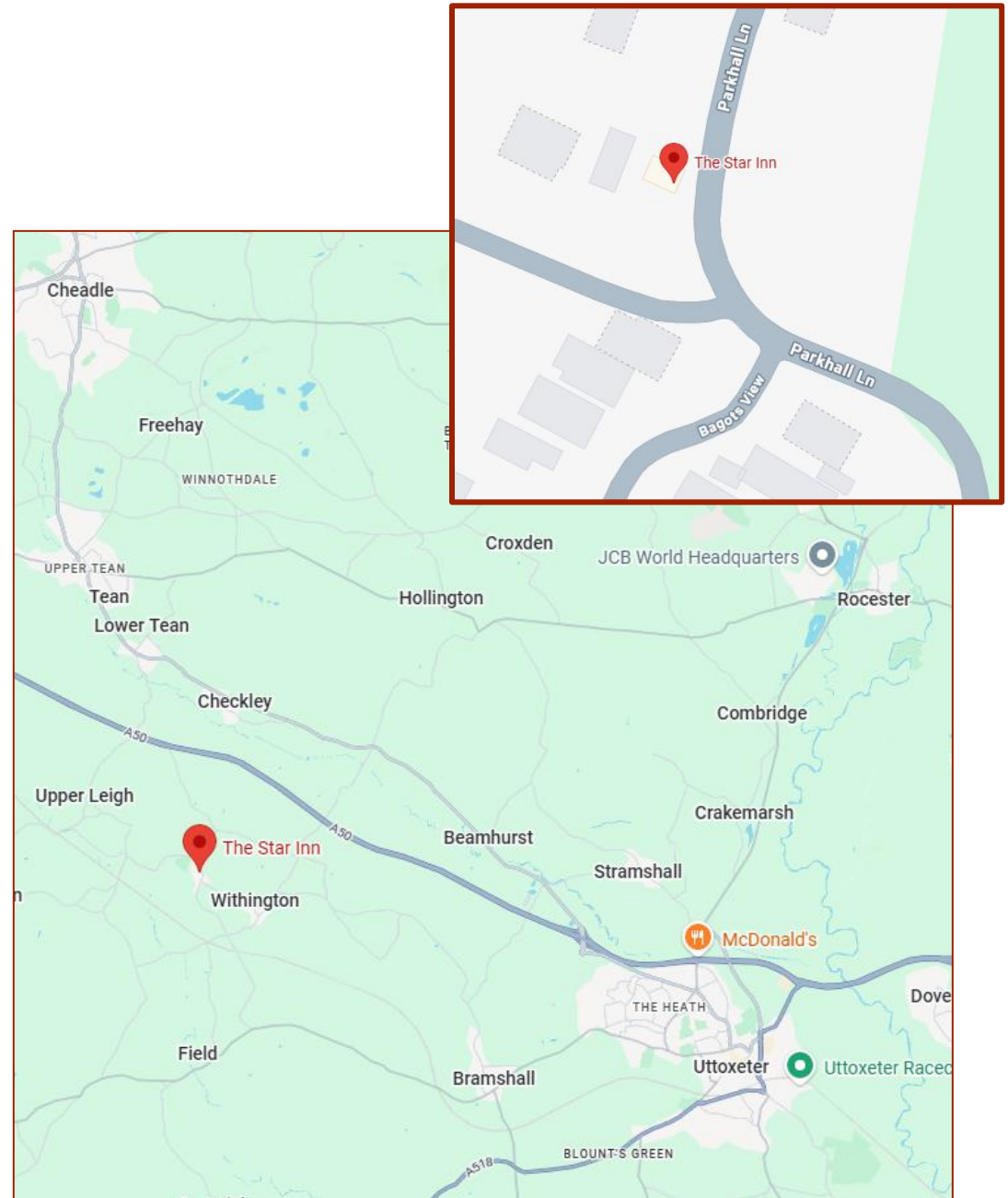
- Affluent Staffordshire village
- Well-appointed public house
- Four section trade area (76)
- Trade kitchen
- Owners' accommodation
- Potential for increased sales

Location

Church Leigh is a picturesque village located in the county of Staffordshire, near the towns of Uttoxeter and Stoke-on-Trent. The village is surrounded by beautiful countryside and is home to many historic buildings including the 12th century Church of St Margaret and the Grade II listed Old Rectory; the latter being known for its beautiful architecture and stunning gardens. Alton Towers Theme Park and Peak District National Park are within easy reach. The property lies 0.8 miles from the A50 which links to the M6 to the north-west and the Midlands to the south-east.

The Property

The Star Inn is a detached, brick built property that dates back to the late 19th century and retains many of its original features. It has a whitewashed exterior and sits under a pitched slate roof.



Trade Areas

- PORCH VESTIBULE: with tile flooring, leading to:
- BAR: with quarry tiled floor. Loose and bench seating for 12. Interconnecting, wood constructed bar servery with tiled back bar and Altro nonslip flooring. Interconnecting brick chimneybreast with log burner.
- GAMES ROOM: with carpeted floor. Interconnecting bar servery. TV and darts throw. Seating for 20. Feature fireplace.
- DINING AREA: split-level. Seating for 30. Interconnecting chimneybreast with log burner.
- LADIES' TOILETS.
- GENTLEMEN'S TOILETS.
- REAR DINING AREA: tile flooring. Feature fireplace and darts throw. Seating for 14. Access to the first floor accommodation.
- TRADE KITCHEN: set to the rear of the bar. In two sections with tile and vinyl flooring. WASH and PREP room. Good selection of catering appliances.

CELLAR: to basement via a hatch behind the bar and beer drop.
KEG ROOM.





Owners' Accommodation

Occupying the first floor is a self-contained flat featuring a LOUNGE/DINER, DOUBLE BEDROOM, KITCHEN AND SHOWER ROOM. The first floor also features a separate, split level DOUBLE BEDROOM, BATHROOM AND WC.

External

Offset the kitchen is an enclosed, private PATIO area which is sheltered and includes the beer drop. To the side of the building is a split level TRADE PATIO with picnic style benches for 18. There is seating to the front of the property for 8.

SINGLE STOREY GARAGE. CAR PARK for 4 vehicles.



The Business

Our clients have operated The Star for 19 years and have now decided to put the property on the market due to retirement. The business was previously leased but was returned to the owners in March 2025. Sales are currently in the region of £2,600 per week and are predominantly wet-led. The pub is hugely popular with the local community and residents of the surrounding areas, and hosts quiz nights and live music. It supports four darts teams and a cribbage team and is also frequented by the village football and cricket teams. There are monthly food nights when the kitchen is hired out to external chefs; food stalls and 'horsebox' catering are also offered. There is undoubted scope to develop the restaurant side of the business further, taking advantage of the property's rural location. It may also be possible to offer the first floor accommodation as a short-term holiday let, subject to the relevant permissions.



Tenure & Price

FREEHOLD £320,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Alternatively:-

LEASEHOLD £15,000 *to include the ground floor trade space only* (see terms of page 8)

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

Viewing strictly by appointment only.

Licences

A full Premises Licence is held for the retail of alcohol:

7 days a week: 12:00 - 00:00

Current opening hours:

Monday to Thursday: 18:00– late

Friday to Sunday: 17:00 – late

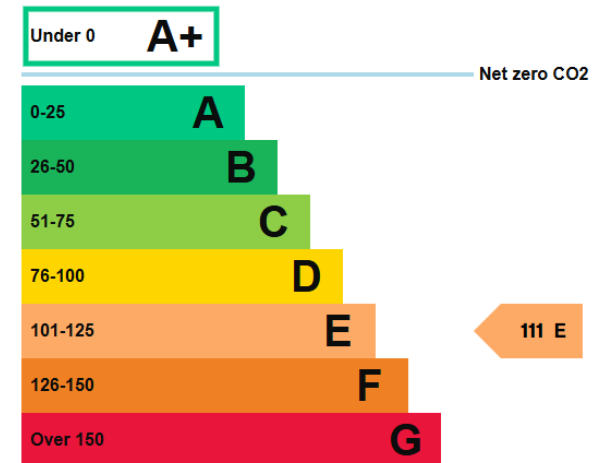
Services

All mains services are connected.

Local Authority: East Staffordshire Borough Council

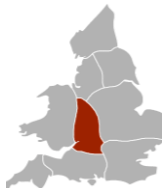
Rateable value: £2,300.

(The business is subject to Small Business Rate Relief)



Certificate 9067-3332-1491-8147-5354

LEASEHOLD To include the ground floor trade space only	£15,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.
TERM	3 years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance.
RENT	Year 1 - £16,000 per annum Year 2 – £17,000 per annum Year 3 - £18,000 per annum paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free-of-tie.
INSURANCE	The Landlord will insure the building, a proportional cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the Premium and rental payments.
OPTION TO PURCHASE	Option to purchase the freehold after year 1.



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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.