



Ten Green Bottles

Merrial Street, Newcastle, Staffordshire, ST5 2AW

Leasehold £85,000

- Staffordshire market town
- Town centre position
- Open plan trade area
- Kitchen and external storage
- Well appointed trade yard
- Net sales circa £330,000 per annum

Ref: 93350

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SP Sidney
Phillips



LOCATION

Ten Green Bottles is located on Merrial Street in the heart of Newcastle-Under-Lyme town centre. The market town is situated in the county of Staffordshire and lies 4 miles from Stoke-on-Trent, 17 north of Stafford and 5 south the Cheshire county boarder. Newcastle is home to the award winning New Vic Theatre, Europe's first purpose built theatre in the round and is also the founder of the modern day circus. The town offers a wealth of culture, hospitality outlets, music, and food festivals.

Newcastle-Under-Lyme can be reached from the M6 via the A500 or A53 and from the east the A50 from Derby and the M1 motorway are easily accessible. The closest railway station is Stoke-On-Trent (3 miles) and offers links to Cheshire, the Midlands and London. Several bus links serve the town.

The business occupies ground floor premises in a detached Victorian building dating back to 1895 and features a pitched tiled roof, floor to ceiling glass windows to the front and well appointed courtyard with two outbuildings.

TRADE AREAS

Open plan TRADE AREA comprising tiled flooring, loose and booth seating for 52, with plenty more for standing. Accent lighting and contemporary décor throughout. Tiled front bar with copper top counter, behind the bar offering multiple refrigeration units, shelving and altro non slip flooring. KITCHEN with wash basins, refrigeration units, non slip flooring. On level CELLAR.

EXTERNAL

Well presented and trade PATIO with seating and sheltered area for 40. LADIES AND GENTLEMENS TOILETS. Two sizeable brick OUTBUILDINGS one of which is over two levels and has huge scope for conversion to additional trade areas.

THE BUSINESS

Our clients have operated Ten Green Bottles since 2015 and have made it a popular town centre destination offering a welcoming and exciting environment to customers. There is potential to increase sales by extending the current opening hours, and possibly the conversion of the two outbuildings to trade areas (subject to planning permission). We advised net sales are circa £330,000 per annum and the reason for sale is due to our client focusing on other business interests.

LICENCE

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

Opening Hours:

Monday to Wednesday	Closed
Friday	12:00 to 00:00
Saturday	10:30 to 00:00
Sunday	12:00 to 20:00

SERVICES

All mains services are connected and benefits from CCTV and being fully alarmed.

Local Authority: Newcastle-under-Lyme Borough Council, Castle House, Barracks Road, Newcastle-under-Lyme, Staffordshire, ST5 1BL

Telephone: 01782 717717



TENURE & PRICE

LEASEHOLD £85,000 to include fixtures, fittings and effects.

Ten Green Bottles is held on a part repairing and insuring lease from a private individual, for a term of ten years commencing 8th June 2016. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent £12,500 per annum paid monthly in advance, subject to three yearly rent reviews, the next due on 8th June 2025. The lease is free of all trade ties.

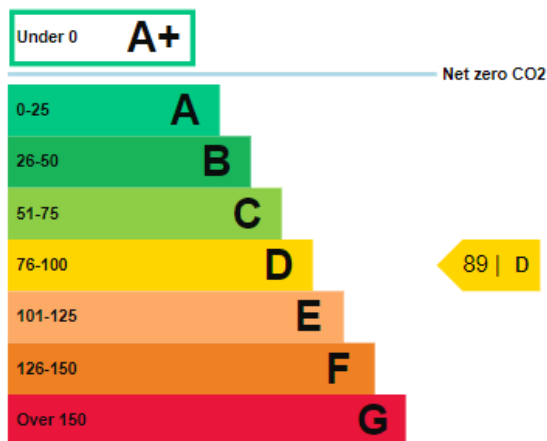
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



Energy efficiency rating for this property

This property's current energy rating is 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: 1633-8843-6853-3578-2979

BUSINESS MORTGAGES
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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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