



The Sneyd Arms Hotel

Tower Square, Stoke on Trent, ST6 5AA

FOR SALE BY PUBLIC AUCTION

(UNLESS PREVIOUSLY SOLD BY PRIVATE TREATY)

to be held at

The Holiday Inn, Clayton Road, Staffordshire, Newcastle Under Lyme ST5 4DL

On Thursday 13 May 2021 at 2.00 pm

- Prominent and renowned town centre hotel
- 16 letting bedrooms over 2 floors
- Public bar, lounge bar & restaurant
- Self-contained function room
- Currently closed

Guide Price | £285,000



LOCATION

The Sneyd Arms Hotel is located on Tower Square being at the heart of Tunstall on the main leisure circuit opposite the old Town Hall. The property is a landmark building in the town which appears to be constructed in the main of brick with pitched tiled roofs. It provides extensive trading on ground floor with public bar, lounge bar, restaurant and self-contained function suite. At first and second floor it offers 16 letting bedrooms. Currently closed and available with vacant possession. Previously operated under lease producing a rental income of £48,223 per annum.

Tunstall is one of the original six towns within the Potteries which now make up the City of Stoke on Trent. It is situated on the very north-west tip of the city having good road communication links to the A500 which links with junction 16 of the M6 motorway. The city has many tourist attractions nearby including Alton Towers, Trentham Gardens and the nearby Staffordshire Moorlands.

TRADE AREAS

GROUND FLOOR

Entrance to PUBLIC BAR having quarry tiled floor and a mixture of sub-divided fixed wall bench seating and tables and chairs for approximately 50 with ample room for more standing. Wood panel fronted bar counter from CENTRAL SERVERY. LADIES AND GENTLEMEN'S TOILETS.

LOUNGE BAR reached via public bar or Victorian lobby to the rear of the property, again being a comfortable bar with carpeted floor and seating for approximately 40. Wood panel fronted bar counter from INTERCONNECTING SERVERY. Open access leading through to formal DINING ROOM decorated in a comfortable fashion with seating for approximately 44.

From the rear hotel lobby is also access to the FUNCTION ROOM, being a self-contained unit having large seating area, dance floor and SERVERY. LADIES AND GENTLEMEN'S TOILETS off lobby. HOTEL RECEPTION.

LETTING ACCOMMODATION

Located at first and second floors are 16 GUEST LETTING BEDROOMS (SEVEN BEING EN-SUITE). PRIVATE FLAT.

THE BUSINESS

The premises are currently closed and to be offered with vacant possession. All interested parties must make their own assessment of the business's potential future viability. No previous accounting information will be available.

Until June 2020 the business was let and producing a rental income of £48,223 per annum, exclusive of VAT.

TENURE & GUIDE PRICE

FREEHOLD GUIDE PRICE £285,000 to include 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.

COMPLETION

Completion to take place within 28 days of the Auction, ie Thursday 10 June 2021.

VIEWING

Please telephone the Auctioneers on 01981 250333. No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

VENDORS SOLICITORS

Berlad Graham LLP, Boundary House Cricket Field Road, Uxbridge Middlesex UB8 1QG (for the attention of Ms Fiona Bee). Tel no: 01895 457 474. Ref: FB/CRG1/9

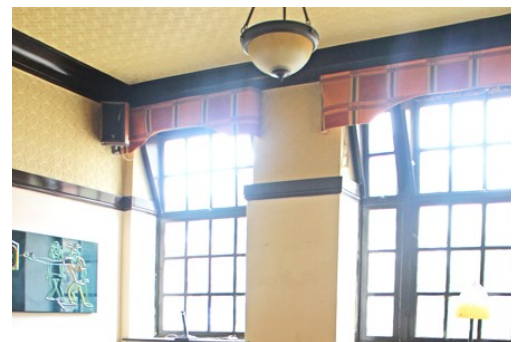
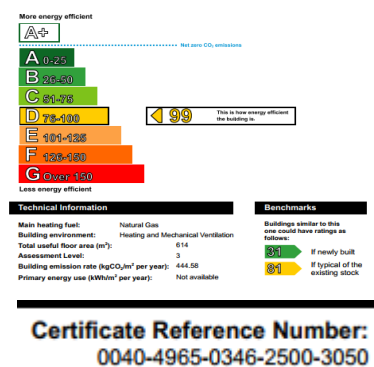
LICENCE

A Premises Licence is held between the hours of 11.00 am—12.30 am seven days a week (24 hours every day for hotel residents).

SERVICES

We are advised by our client that the services are no longer connected.

EPC



IMPORTANT NOTICE TO BE READ BY ALL BIDDERS BUYING AT AUCTION

1. The attention of prospective purchasers is drawn to the general and special conditions of sale which are available for inspection at the office of the Vendors Solicitors and at the office of the Auctioneers. Some auction packs may also be viewed on line, visit www.sidneyphillips.co.uk.

2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies. It is advisable to arrange for a survey of the property prior to the auction.

3. As soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and should therefore have confirmed bank or building society finance arranged (if required) and will also be deemed to have made prior arrangements for any insurance cover that is required (see footnote).

4. On a property being knocked down, the successful bidder must immediately present to the Auctioneers Clerk his name and address and if appropriate the name and address of the person or Company on whose behalf he has been bidding. The successful bidder must sign and exchange contracts with the Vendors Solicitors prior to leaving the room and at the same time pay to the Auctioneers a deposit of 10% of the purchase price subject to a minimum of £2,000 per Lot. In default of any of the above, the Auctioneer shall be entitled as agent for the Vendor, to treat the failure or default as a repudiation and rescind the contract. Thereafter the Auctioneer shall be entitled to resubmit the property for sale and if a successful bidder does not pay a deposit and/or complete the memorandum, the Vendor reserves the right to claim any loss he suffers as a result.

5. The Vendor has a right to sell before the auction or withdraw the lot and neither the Auctioneer nor the Vendor is responsible for any abortive costs, loss or damages of a prospective purchaser. Information as to pre-sale or withdrawal of a lot can be obtained from enquiry of the Auctioneers at any time prior to the auction but valid only up to the time of enquiry.

6. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the property is expressed to be subject or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale by making an inspection of the property and all the necessary enquiries with Sidney Phillips, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.

7. All location plans published in the particulars of sale are copyright and are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification purposes only. The boundary lines and numbers on the photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the special conditions in respect of the precise interest to be conveyed.

8. Any guide prices issued or any estimates or values mentioned in negotiations or discussions with the Auctioneers or any of their representatives cannot be relied upon by a prospective purchaser as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities. In all respects prospective purchasers are deemed to have relied upon their own knowledge or the advice of their own professional or other advisors.

9. Inspection of investment properties is by courtesy of the tenant. Inspection of properties with vacant possession only by arrangement with the Auctioneers. Interested parties should ring the office to discuss viewing arrangements or book appointments before making their journey.

10. The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have NOT been tested by the Selling Agents. Prospective purchasers should therefore undertake their own investigations/survey to clarify the suitability of such services to meet their particular requirements.

11. The dimensions and/or areas shown in this catalogue are intended to be accurate to within ± 5% of the figure shown. If greater accuracy is required we advise intending purchasers to carry out check measuring.

12. We are advised by the Vendor, where appropriate, that an EPC (Energy Performance Certificate) has been commissioned and will be available within the legal pack.

PROPERTY INSURANCE

Once the hammer falls at a Property Auction the purchaser becomes liable for the insurance of the property he has bought. If any purchasers require insurance cover please consult the Auctioneers.

GUIDE PRICE

The Auctioneers have indicated a guide price. No responsibility can be accepted for the accuracy of guide prices provided. Guides are provided as an indication of each Seller's expectation. They are not necessarily figures which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve which is a figure below which the Auctioneer cannot sell the Lot during the Auction. Please check our website at:- www.sidneyphillips.co.uk or telephone the office on 01981 250333 in order to stay fully informed.

CONDITIONS OF SALE

The Lot will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale which have been settled by the Vendor's Solicitors. These conditions may be inspected during the usual office hours at the offices of the Vendor's Solicitors, mentioned in these particulars, during the five days (exclusive of Saturday and Sunday), immediately before and exclusive of the day of the sale. Some auction packs may be viewed online, visit www.sidneyphillips.co.uk. The conditions may also be inspected in the Sale Room at the time of the sale, but they will NOT then be read. The purchaser/s shall be deemed to bid on those terms, whether he shall have inspected the Conditions or not.

MISREPRESENTATIONS ACT 1967

The Agents for themselves and for the Vendors of this property, whose Agents they are, give notice that:- These particulars do not constitute any part of an offer, or a contract. All the statements contained in these particulars are made without responsibility and are not to be relied on as statements or representations of fact and they do not make or give any representations or warranty whatsoever in relation to this Lot. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

MONEY LAUNDERING REGULATIONS 2003

With effect from March 2004 the Money Laundering Regulations 2003 came into force. These regulations cover the activities of service providers amongst many, which includes Estate Agents and Auctioneers. These requirements apply to all property auctions. In line with banks, IFAs and other providers of professional services we will now be required to seek proof of the buyer's identity.

Deposits - Deposits will be payable immediately following the fall of the hammer. Payment is required by bankers draft, or cheque.

All successful bidders must provide proof of identity and address to the Auctioneers immediately after the fall of the hammer (when completing the Purchaser's Slip) as follows (one document from each list).

IDENTITY DOCUMENTS

Current signed Passport
Current full UK/EU Photo Card Driving Licence (1)
Current full UK Driving Licence (old style) (1) (Provisional Driving Licence will not be accepted)
Resident Permit issued the Home Office to EU Nations
Inland Revenue Tax Notification
Firearms Certificate
These items may be used to evidence identity or address but not both.

EVIDENCE OF ADDRESS

Current full UK Driving Licence (old style) (1) (Provisional Driving Licence will not be accepted)
A utility bill issued within the last 3 months (but not mobile phone bills)
Local Authority tax bill (valid for the current year)
Bank, Building Society or Credit Union statement containing a current address
The most recent original mortgage statement from a UK lender

If the buyer's details are different from the successful bidder's, then the buyer will also be required to submit their details and this will be requested from the buyer's solicitor following the auction.

Failure to comply with the above could invalidate your bid and purchase of any Lot.

GUIDE PRICE

PRIOR SALE/WITHDRAWAL - The vendor reserves the right to withdraw the property or sell by private treaty prior to auction. Please check with the Sidney Phillips office before travelling to attend the auction.

STOCK IN TRADE - All wet and dry stock in trade, returnable containers and bar glassware to be taken over at valuation on completion.

VAT - VAT may apply on the sale of this property. This will be levied on the specific proportion of the price of the freehold property at the prevailing rate. Purchasers may wish to satisfy themselves by independent professional advice that this VAT may be reclaimed.

CONDITIONS OF SALE - The property will, unless sold prior or withdrawn, be sold subject to Special and General Conditions of sale which have been prepared by the Vendors' Solicitors. These Conditions will be available for inspection at the offices of the Vendors Solicitors.

RESERVE/BIDDING - The property will be offered subject to a reserve price and the vendor and their Agents further reserve the right to bid at the Auction.

DEPOSIT - The purchaser will be required to pay a 10% deposit in the sale room immediately the Auction is concluded.

COMPLETION DATE - This will be announced at the time of the Auction.

SERVICES AND EQUIPMENT - Reference to any service, equipment, fixture or fitting shall not constitute a representation as to its condition or that it is capable of fulfilling its intended function. Applicants should satisfy themselves as to the fitness of such items for their requirements.

BREWERS EQUIPMENT - Dispensing and other equipment for beers, wines and spirits, not specifically mentioned remain the property of the Brewery or other Suppliers in accordance with the usual custom in the licensed trade.

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

(MISREPRESENTATION ACT 1967) - All negotiations must be conducted through Sidney Phillips Limited (trading as Sidney Phillips). These particulars do not constitute any part of an offer or contract and properties are offered subject to being sold, let or withdrawn without notice at any time and without liability for any expenses incurred by applicants. All statements and descriptions are made without responsibility or warranty by us, the vendors or lessors. Intending purchasers/applicants must check for themselves.

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