



The Wren

High Street, Stone, Staffordshire, ST15 8AW

Leasehold £30,000

- Staffordshire Market Town of Stone
- Prime high street position
- Two section trade area (60)
- Popular live music venue
- Net sales in excess of £100,000 per annum

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LOCATION

The Wren is located on High Street in the heart of Stone town centre, Staffordshire. The town lies seven miles north of Stafford and seven miles south of Stoke-on-Trent. The Mersey and Trent Canals run through Stone and the town has an excellent reputation for food and drink, cemented by its monthly Farmers' Markets and its annual Autumn Food & Drink Festival. The property is located in a high street position surrounded by other hospitality and retail outlets.

Stone lies just off the A34 which links Stoke-on-Trent to Stafford. The M6 motorway is accessible via the A51. The Wren occupies the ground floor of 75 High Street which is a brick constructed, mid-terrace property under a pitched slate roof. This is a lock-up business which briefly comprises:

TRADE AREAS

Entrance with steps leading to a carpeted porch area. Open plan TRADING AREA with raised stage and an L-shaped BAR SERVERY with back bar, under-counter refrigeration unit and wash-up area. Loose seating for 40 patrons. This trade space is stylishly decorated with music-related décor and memorabilia and well furnished throughout. KITCHEN offset with tiled floors, base units and storage. On level CELLAR.

LOUNGE AREA off the main bar with wood flooring, a feature fireplace and loose and sofa seating for 20.

Two WCs to the rear of the building.

EXTERNAL

Two private PARKING SPACES to the rear of the building.

THE BUSINESS

The Wren trades as a wet-led music venue which specialises in up and coming bands, jazz music, funk and folk. It also supports local bands and grass roots talent and is a hub for the local community and those living in the surrounding areas. In addition to its own website (www.thewren.uk), the business has an excellent reputation and a strong following on social media. Net sales for the year ended November 2024 are in excess of £100,000 and full trading accounts may be made available to seriously interested parties following a formal viewing.

The business does offer the potential for further growth through an extension of its current opening hours and the introduction of a food menu. Alternatively, the property may suit alternative use (subject to the relevant permissions).

LICENCE

A full Premises Licence is held for the retail of alcohol from 12 noon to midnight, seven days per week.

Current opening hours:

Monday & Tuesday: closed.

Wednesday, Thursday, Friday: 4pm - close.

Saturday & Sunday: 2pm - close.

SERVICES

All mains services are connected.

Local Authority

Staffordshire Council

Rateable Value: 12,250



TENURE & PRICE

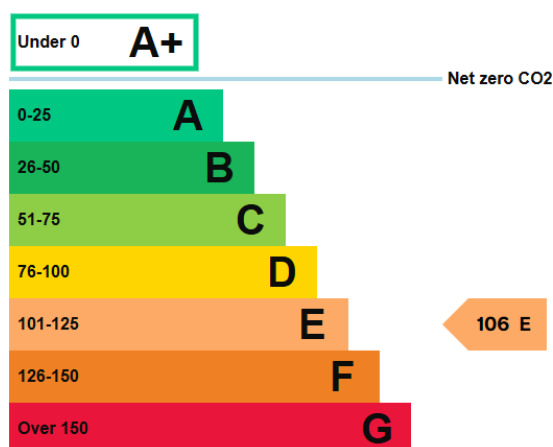
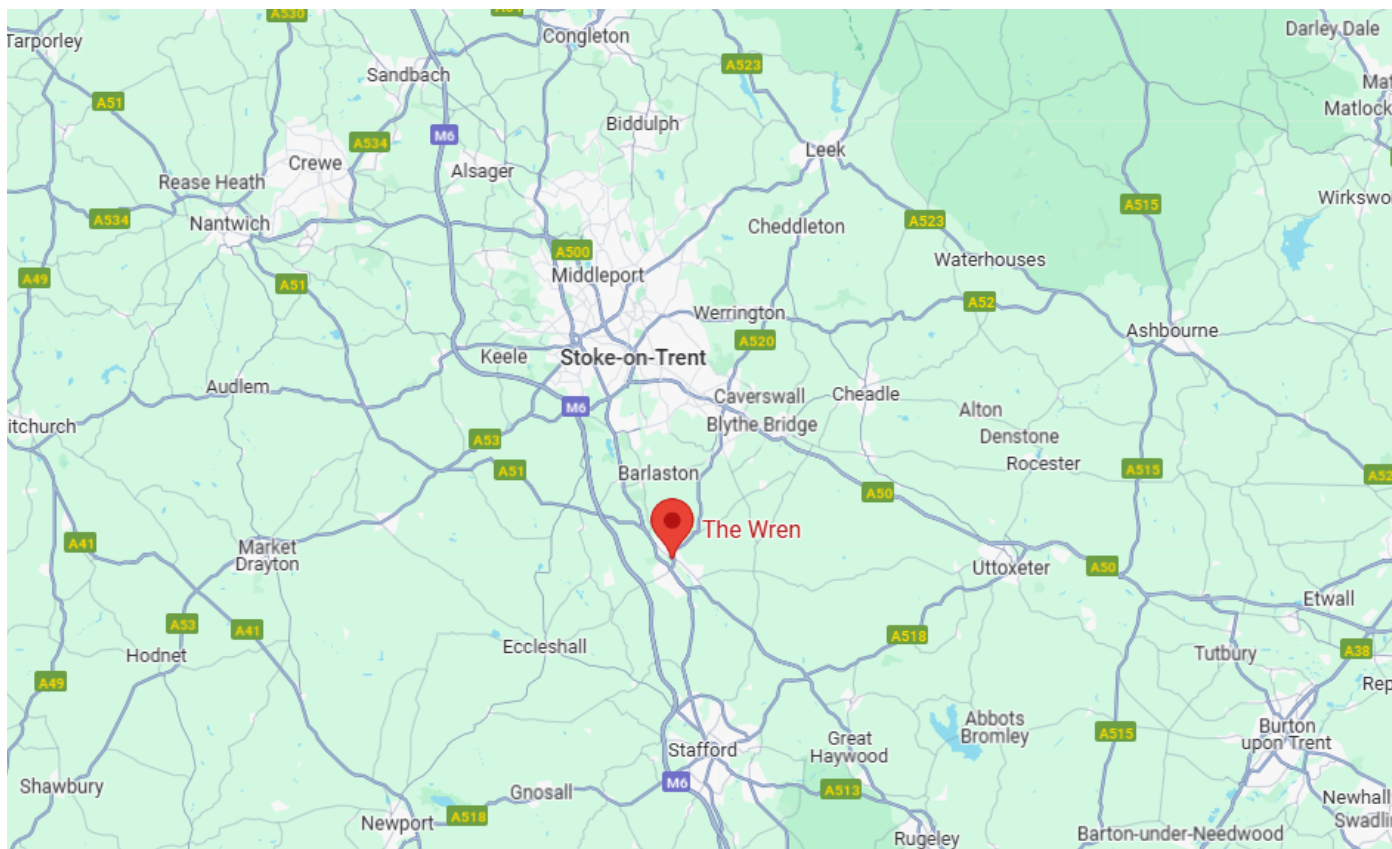
LEASEHOLD £30,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The Property is held on a five year lease which commenced on 23 May 2023, with the current rent standing at £1,600 per calendar month. Rent reviews on the second, third and fourth anniversaries of the commencement date. Deposit £1,400. Free of all trade ties. The lease is protected by Part II of the Landlord & Tenant Act. This is a full repairing and insuring lease agreement.

A new five year lease may be available by negotiation.

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

Viewing strictly by appointment only.



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EPC Reference: 0260-6908-0343-4300-0010

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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