



Red Lion

37 Cheadle Road, Cheddleton, Leek, Staffordshire ST13 7HN

Freehold Offers Over £255,000 | Leasehold £12,000

- 18th century public house
- Staffordshire Moorlands village
- Grade II listed building
- Three section trade area (67)
- Trade patio (80)
- Net sales in the region of £280,000 per annum

Ref: 95240

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Phillips



LOCATION

Cheddleton is a desirable Staffordshire Moorlands village close to the Churnet Valley Railway and Caldon canal. The area offers many countryside walks and is close to RSPB Coombes Valley and Peak Wildlife Park. The village lies between Stoke-on-Trent and the market town of Leek, and offers easy access to tourist attractions including Alton Towers, Trentham Estate and Gardens and Thor's Cave. The property lies on the A520 Cheadle Road and links to the M6 via the A500.

The Red Lion is a Grade II listed building of stone construction to the main with a brick, single storey extension to the rear. It dates back to the 18th century and is set over three storeys with a pitched tile roof. The property comprises:

TRADE AREAS

CARPETED PORCH with MAIN BAR to the right with interconnecting BAR SERVERY, quarry tile floors, open fireplace and exposed ceiling timbers. The RESTAURANT is to the rear and offers seating for 30; the room has dual aspect windows, an open fireplace and access to the patio area.

LADIES' and GENTLEMEN'S TOILETS offset.

LOUNGE BAR with carpet flooring, BAR SERVERY and seating for 12.

KITCHEN with Altro nonslip flooring and well equipped with hood canopy, WASH and PREP AREAS, 2 STORAGE ROOMS and access to GARAGE which has its own private on-street access.

CELLAR to basement with beer drop, STOREROOM, KEG ROOM and access to the wood constructed outdoor BAR.

FIRST FLOOR:

Private FUNCTION ROOM with carpeted floor, exposed wall and ceiling timbers, pool table, darts throw, feature fireplace and seating for 40.

OWNERS ACCOMMODATION

Located at first floor and comprising:

BATHROOM, HALLWAY, KITCHEN, LOUNGE, DOUBLE BEDROOM.

SECOND FLOOR:

2 DOUBLE BEDROOMS.

EXTERNAL

Split level TRADE PATIO featuring picnic style benches and enclosed seating area for 80 plus outdoor BAR AREA. There is also seating to the front of the property for 18 and CAR PARK to accommodate 20 vehicles.

THE BUSINESS

The Red Lion Inn has been let on a private lease agreement for the past 6 years but is now closed. No trade accounts are available but we are advised that historic net sales are in the region of £280,000 per annum.

The business is in a prime A road position that sees high footfall, and the pub offers traditional home cooked food, live entertainment and bi-weekly quiz nights. The business has its own social media following and boasts excellent reviews on Tripadvisor and Google.

LICENCE

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

Monday to Thursday: 10:00 - 00:00

Friday and Saturday: 10:00 - 01:00

Sunday: 10:00 - 00:00

Current opening hours:

Monday to Thursday: 16:00 - close

Friday: 15:00 - close

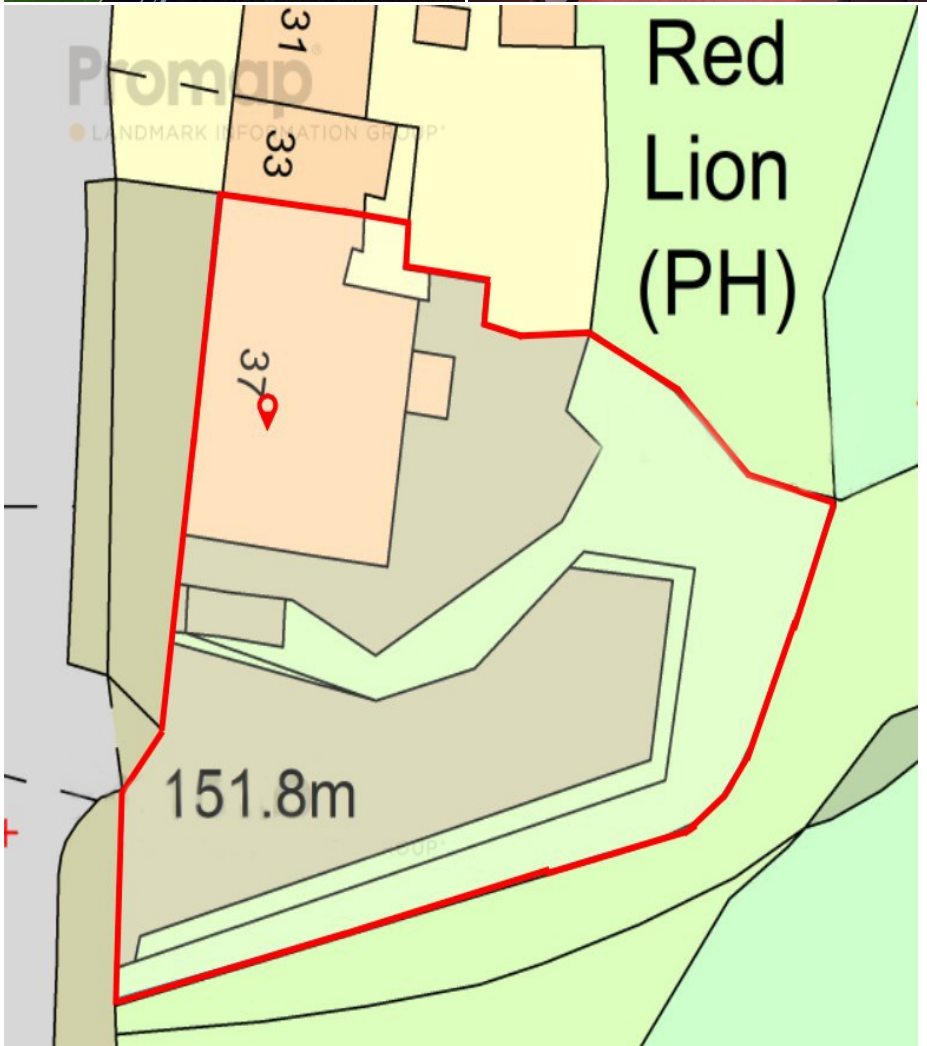
Saturday & Sunday: 12:00 - close

SERVICES

Mains water, electricity, gas and drainage, with LPG used for the kitchen only.

Local Authority: Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek ST13 6HQ

Rateable Value as at 01 April 2023: £4,750



TENURE & PRICE

FREEHOLD Offers Over £255,000 + VAT to include fixtures and fittings.

Stock at valuation in addition.

The property is being sold with an overage which will allow for the current owners to receive £100,000 in the event that planning permission is obtained for a change of use on the property or the site.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LEASEHOLD	£12,000 to include fixtures and fittings. Stock at valuation in addition.
TERM	Seven 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 3 months' rent in advance plus personal guarantees if the lease is taken as a Limited Company.
RENT	£28,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to yearly rent reviews in line with RPI
REPAIR LIABILITY	Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will be payable on the premium and rental payments



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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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