

PUBLIC HOUSE FOR SALE

High Street, Stoke Golding, Leicestershire, CV13 6HE



2,921 Sq Ft (271.36 Sq M)

Price: £400,000



- ▶ Popular village location
- ▶ Freehold, free of tie
- ▶ Attractive 2 storey building
- ▶ Ground floor trading area with first floor domestic accommodation

LOCATION

The property is situated in the centre of Stoke Golding, directly fronting onto High Street close to St Margaret of Antioch church. Stoke Golding is an attractive village with a large and expanding residential population, estimated to be 1,684 with 723 households (2011 census). The village has strong connections with the Battle of Bosworth and is situated close to the Ashby de la Zouch canal.

Stoke Golding is situated 7 miles north of Hinckley and 10 miles north east of Nuneaton.

DESCRIPTION

The property comprises a semi-detached 2 storey building of rendered brick construction under pitched tiled roofs.

There are two well presented trading areas at ground floor level; a snug and lounge, both with fitted fixed perimeter seating and feature fireplaces. There is a centralised bar counter and back bar.

A rear catering kitchen is provided, with stainless steel appliances and extraction, together with a wash-up area.

There is basement cellarage with beer drop.

At first floor level there is domestic accommodation, which includes three bedrooms, living room, bathroom and toilet.

Externally, there is a car park with adjoining stores, together with a small enclosed beer garden.

ACCOMMODATION

The property offers the following accommodation:

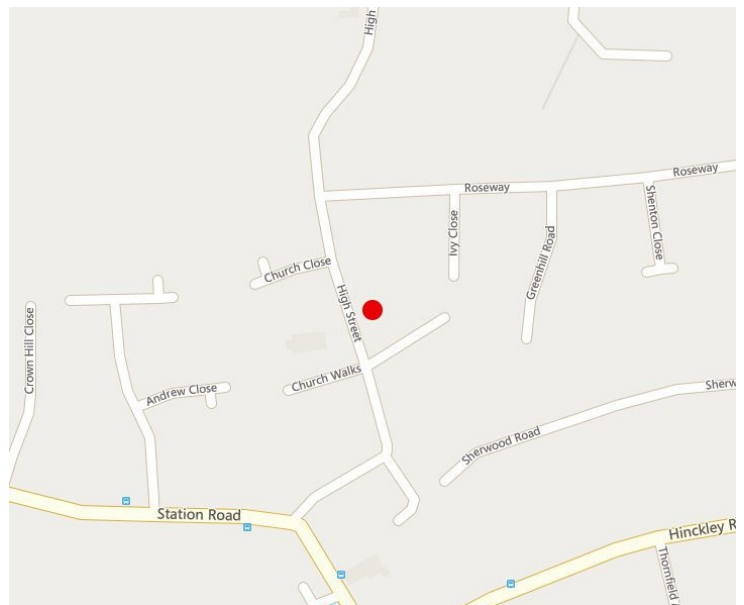
	Sq Ft	Sq M
Ground Floor (trading area, kitchen and toilet block)	1,481	137.58
Basement cellar	167	15.51
First floor domestic accommodation	892	82.87
External stores	190	17.65
Garage	191	17.74
Total	2,921	271.36

All areas are quoted in accordance with the RICS Code of Measuring Practice.

CURRENT RATING ASSESSMENT

Charging Authority: Hinckley & Bosworth BC
Rateable Value : £6,500 Council Tax: Band A

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.



EPC

Energy Rating: C

PLANNING

The property has an established use as a public house (Sui Generis) classification.

The property may be suitable for alternative uses (subject to planning).

PRICE

£400,000 for the Freehold interest. The property will be sold free of any ties.

VAT

It is understood that VAT will be payable at the prevailing rate.

VIEWING

Please get in touch to arrange a viewing.



James Phillips

jmp@apbleicester.co.uk
0116 254 0382



Will Shattock

wjs@apbleicester.co.uk
0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.