



The Marquis of Granby, 1 Church Lane, Ipstones, Stoke-On-Trent, ST10 2LD
£18,000 Per Annum



The Marquis of Granby, 1 Church Lane, Ipstones, Stoke-On-Trent, ST10 2LD

- Country Pub and Restaurant
- Fully fitted and ready to trade with minimal financial input
- Discounted rent of £500 pcm for the first 6 months!
- Extensive Bar, Lounge and Restaurant areas
- Outstanding past reputation for food and drink
- Upper floors will suit letting rooms / b&b

A fully fitted country inn and restaurant with an outstanding reputation for having had good food and drink. This idyllic and charming opportunity has a an extensive bar/lounge, and restaurant with outside seating area to the rear. The upper floors are currently configured as owners accommodation however there is ample room to convert this to bed and breakfast /letting rooms thus providing a significant increase in profits for the future. £500 pcm Rent for the first six months!

£18,000 Per Annum



Description

A magnificent grade 2 listed three storey property situated in the heart of Ipstones in Staffordshire. This grand building has three storeys with the ground floor being commercial and the first and second floor comprising owner accommodation. The scale and configuration of the building will lend itself to being a pub/restaurant and B&B/hotel and the Landlord has advised that they would be on board with such a conversion and will assist financially with such improvements.

The property is available by way of a new Tenants internal repairing lease with the Landlords remaining responsible for all external repairs (including the roof). On top of this flexible agreement, the Landlord will grant 6 months half rent in the second half of the first years trading. Whilst we have not been provided with written turnover figures we believe it was in the order of £8,000 - £10,000 per week.

This rare opportunity is only available due to the sad passing of the previous Landlord who had built the business up to be one of the best in North Staffordshire.



Location Map



Location

The property is situated on Church Lane in the picturesque and highly regarded village of Ipstones in the Staffordshire Moorlands. The village attracts thousands of walkers each year and is within easy reach of Alton Towers theme park making this an outstanding opportunity for someone wanting to benefit from both local and tourist trade. Parking is available immediately in front and we would advise those using Sat Nav's to refer to post code: ST10 2LD

Accommodation

GROUND FLOOR: 176.36 Sq m (1,898 Sq ft)

Bar and Lounge Area: 62.86 Sq m (677 sq ft)

Bar Serving Area: 15.11 Sq m (163 Sq ft)

Bottle Store: 6.30 Sq m (68 Sq ft)

Store: 7.73 Sq m (83 Sq ft)

Restaurant: 30.33 Sq m (327 Sq ft)

Carvery and Prep Area: 17.37 Sq m (187 Sq ft)

Kitchen: 14.22 Sq m (153 Sq ft)

Ladies and Gents WCs: 16.07 Sq m (173 Sq ft)

Cellar: 25.28Sq m (272 Sq ft)

FIRST FLOOR: 152.64 Sq m (1,643 Sq ft)

Living Room: 4.40m4.40m= 19.36 Sq m

Kitchen: 4.24mx3.17m=13.45 Sq m

Bedroom: 4.09mx3.25m=12.98 Sq m

Bedroom: 4.60mx2.82m= 11.28 Sq m

Bathroom: 2.97mx1.71m= 5.86 Sq m

Bedroom/Office: 3.29mx2.92m= 9.59 Sq m

Kitchen: 4.36mx4.29m= 18.71 Sq m

Bedroom inc en suite: 4.48mx3.68m=8.16 Sq m

Bathroom: 2.89mx1.73m= 5.00 Sq m

SECOND FLOOR: 43.15 Sq m (464 Sq ft)

Currently configured as a flat

Living Room/Kitchen: 4.32mx3.74m= 16.14 Sq m

Bedroom: 3.70mx3.60m= 13.29 Sq m

Bedroom with en-suite: 4.22mx3.25m=13.72 Sq m

OUTSIDE:

Store: 16.28 Sq m (175 Sq ft)

Outside seating area

Services

Mains services are available subject to any reconnection which may be necessary.



Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

*** Currently ZERO RATES APPLICABLE ***

The VOA website advises the rateable value for 2023/24 is £9,400. The standard non-domestic business rates multiplier is 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Commercial EPC

C-62

Tenure - Leasehold

Leasehold - A new Tenants IRI Lease for a preferred term of either 3 or 5 years with annual break options available to the Tenant.

Requirements for entry:

In order to benefit from the £500 pcm Rent for the first six months the ingoing Tenant will be required to pay a bond/deposit.

Rent: £18,000 per annum after initial six month discounted rent.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting

Each party to bear their own legal costs in connection with the lease.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ
Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com