

# butters john bee<sup>bjb</sup> commercial



## The Star Inn Main Road

Hollington, Stoke-on-Trent, ST10 4HH

Asking Price £685,000

2846.00 sq ft





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## Description

Constructed at the turn of the eighteenth century using sandstone block work beneath a pitched tiled roof, this detached two storey property was first established as a public house in the late 1800's and has been modernised and extended over the years whilst retaining many of its original charm and features.

The main bar area has exposed beams, an original open working fireplace and a large, fully fitted free-of-tie licensed servery with a range of optics, draught and hand-pulled cask pumps, chilled bottle display cabinets and fridges.

The main bar/lounge leads to a 'snug' seating area at one end, with the other leading to the toilets and 60 cover restaurant, beyond this is an equipped stainless-steel kitchen with extraction system housing ample work surfaces, storage units, a preparation/washing-up kitchen area and a full range of well maintained commercial appliances.

Externally, the property has maintained and well furnished external patio trading areas with outdoor heaters, lighting, mature and colourful shrubbery borders and a large, decked and covered, purpose-built smoking shelter. Beyond the car park, which can accommodate approximately 40 vehicles is a beer garden with wooden benches and tables and perimeter fencing.

The premises offer a unique opportunity to an individual, pub/restaurant chain or developer seeking detached premises with character and extensive grounds. The property is available Freehold with

vacant possession either as a going concern or on a bricks and mortar basis.

## Location

The Star Inn occupies an idyllic setting with spectacular views over countryside in the picturesque village of Hollington, which lies close to Alton Towers with good access to Uttoxeter and Stoke-on-Trent.

## Accommodation

### GROUND FLOOR

Bar/Lounge: 645 Sq ft (59.92 Sq m)

Snug: 179 Sq ft (16.63 Sq m)

Restaurant: 677 Sq ft (62.89 Sq m)

Kitchen: 165 Sq ft (15.33 Sq m)

Store Room: 97 Sq ft (9.01 Sq m)

Ladies WC: 75 Sq ft (6.97 Sq m)

Gents WC: 45 Sq ft (4.18 Sq m)

### FIRST FLOOR

Living room: 207 Sq ft (19.23 Sq m)

Kitchen: 103 Sq ft (9.57 Sq m)

Bedroom one: 177 Sq ft (16.44 Sq m)

Bedroom two: 132 Sq ft (12.26 Sq m)

Bedroom three: 84 Sq ft (7.80 Sq m)

Bathroom: 50 Sq ft (4.65 Sq m)

Cellar: 183 Sq ft (17.00 Sq m)

## 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

The property is ZERO rated.

The VOA website advises the rateable value for 2022/23 is £5,000. The small business multiplier is 51.2p Up to a rateable value of £51,000. Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.. Small Business may benefit for upto100% 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.

## Tenure

Freehold with vacant possession upon completion.

## 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.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

## 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.

## VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Sorry, Floor Plans are not available for this property

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## Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.