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FOR SALE

PROMINENT FREEHOLD PUBLIC HOUSE



The Barley Mow

Main Street, Stapenhill, Burton upon Trent, Staffordshire DE15 9AP

- ▼ Site Area 0.61 Acres
- ▼ Part Income Producing
- ▼ Freehold Public House free of ties
- ▼ Located just off the A444
- ▼ Suitable for all alternative uses/re-development subject to the necessary planning consent



The Barley Mow

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Staffordshire DE15 9AP

LOCATION

The subject property occupies a prominent corner position fronting Main Street and Holly Street in Stapenhill. The property is close to the Roundabout of the A444 and A5189. Stapenhill is located to the south east of Burton town centre approximately 1 mile distance. Stapenhill also has good road links to the A38 via The Branston junction.

DESCRIPTION

The site consists of a rectangular area of land extending to approximately 0.61 acres with an excellent road frontage. The trading Public House is known as The Barley Mow and benefits from 2 vehicular accesses to the road and parking for approximately 20-30 cars.

The Public House has two main Bar Areas with Function Room and Kitchen to the rear. To the first floor and second floor there is living accommodation with 4 Bedrooms, Sitting Room, 2 Bathrooms and a large Kitchen. The property also has a large attic area with access stair.

The property has brick elevations beneath a pitched tile roof. Within the site there is an outbuilding. The car park is hard surfaced and has a raised decking area.

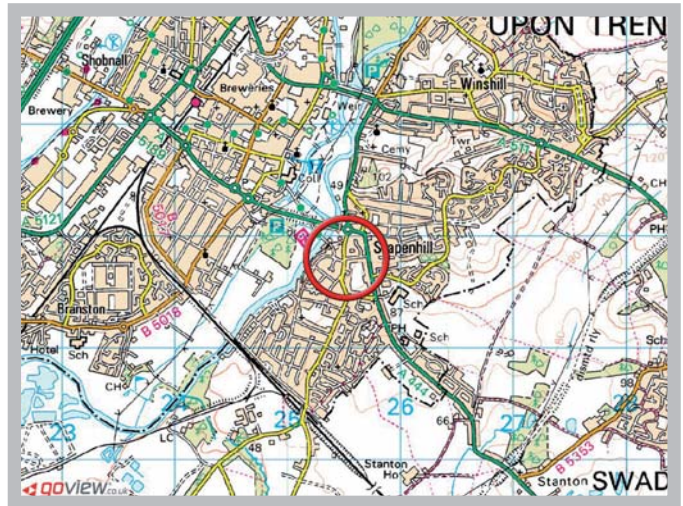
The area of land to the north is let to the bowling club. A copy of the lease is available on request.

PLANNING

The existing planning consent relates to an A4 (Drinking Establishments) as per the Use Classes Order 1987 (Town and Country Planning Act 2005). The property also lends itself to other alternative uses or re-development subject to the necessary planning consents.

TENURE

The public house is sold with vacant possession. The bowling green has a tenancy in place for a term of 20 years from 31st of March 2006, lease details are available on request.



BUSINESS RATES

According to the valuation office agency website, the rateable value of the property under the 2010 assessment is £9,100.

SERVICES

We understand that all mains services are connected or available to the property. Interested parties are to check this position with their advisors/contractors.

PRICE

Offers in the region of £325000. This figure is exclusive of V.A.T which may be payable at the current prevailing rate.

MEASUREMENTS

Ground Floor	198.04 m ²	(2,132 ft ²)
First Floor	51.70 m ²	(556 ft ²)
Second Floor	52.80 m ²	(568 ft ²)
Cellar	52.57 m ²	(566 ft ²)
TOTAL	355.11 m ²	(3,822 ft ²)

GENERAL NOTES

Local Authority: East Staffordshire Borough Council, The Malters, Wetmore Road, Burton upon Trent, Staffordshire DE14 1LS.

VIEWING

Strictly with the Sole Agents: Mather Jamie, 3 Bank Court, Weldon Road, Loughborough, Leicestershire LE11 5RF

Contact: Reg Pollock
Direct Line: 01509 233433
E-mail: reg.pollock@matherjamie.co.uk



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