



The Crown

Crown Street, Silverdale, Newcastle Under Lyme, ST5 6JG

Excellently refurbished Potteries community pub
Freehold £220,000

THE CROWN
Silverdale Brewery Tap
New Opening Hours
W/C 21st June
Mon - Thurs 12pm - 11pm
Fri - Sat 12pm - 12am
Sundays 12pm - 8pm
Charity Quiz Night

The Crown
5th July 2019
Quiz Night

The CROWN
Opening Hours
Monday 12pm - 11pm
Tuesday 12pm - 11pm
Wednesday 12pm - 11pm
Thursday 12pm - 11pm
Friday 12pm - 12am
Saturday 12pm - 12am
Sundays 12pm - 8pm



Key Features

- Community pub refurbished to the highest standard.
- At centre of well populated village. Site Area 0.13 acres, footprint 3323 sf. (Source Nimbus Maps).
- Two trading areas, large 3 bedroom flat and extensive beer patio.
- Adjoins park and all village amenities.
- Vendor may provide commercial mortgage.

Location

The Crown is located in the heart of the well populated Potteries village of Silverdale at the junction of Crown Street and Brook Street adjoining the park, tennis court and bowling green and in the midst of a well populated immediate catchment.

There is a small retail parade within 200 yards. Newcastle Under Lyme lies within 2 miles to the west.

Description

The property has been completely refurbished to an excellent standard and comprises an attractive two storey mainly brick building beneath a range of pitched slated roofs with similar two and single storey extensions to the side and rear.

In addition, there is a large well laid out external beer patio courtyard trading area which partly incorporates the former Bowling Alley.

[View Virtual Tour](#)

Accommodation

The property has been excellently refurbished to a very high quality and comprises a traditional two room bar and lounge operation.

The public bar comprises quarry tile flooring, leatherette perimeter fixed seating, brick chimney breast with wood burner, timber panelling and timber topped and panelled servery and includes an adjoining games area with pool table and darts throw. In total there is seating for some 40 customers.

The lounge bar is of a similar standard with part tiled, part oak flooring, light stained wood panelling and servery, seating for some 40 customers and double doors leading out to the beer patio.

A small catering kitchen adjoins. The ladies and gentlemen's customer lavatories are accessible from a rear lobby.

The living accommodation is arranged at first floor level comprising a large flat, including three double bedrooms, lounge, domestic kitchen, bathroom separate lavatory and office.

The beer cellar, bottle and general stores are located in the basement.

The external trading area has been well developed to comprise a large partly covered brick paved beer patio. There is also an additional beer patio directly to the rear of the pub.

Tenure

The property is freehold with the benefit of vacant possession.

Services

We are informed that all mains services are connected to the property.

Licences

The property holds the benefit of a Premises Licence permitting the sale of alcohol from 10:00 hrs to 23.30 hrs on Monday and Tuesday inclusive, 10:00 hrs to 00:30 hrs on Thursday to Saturday inclusive and from 12:00 hrs to 00:00 hrs on Sunday.

Town and Country Planning

We are informed that the property is not listed nor does it lie in a Conservation Area.

Fixtures and Fittings

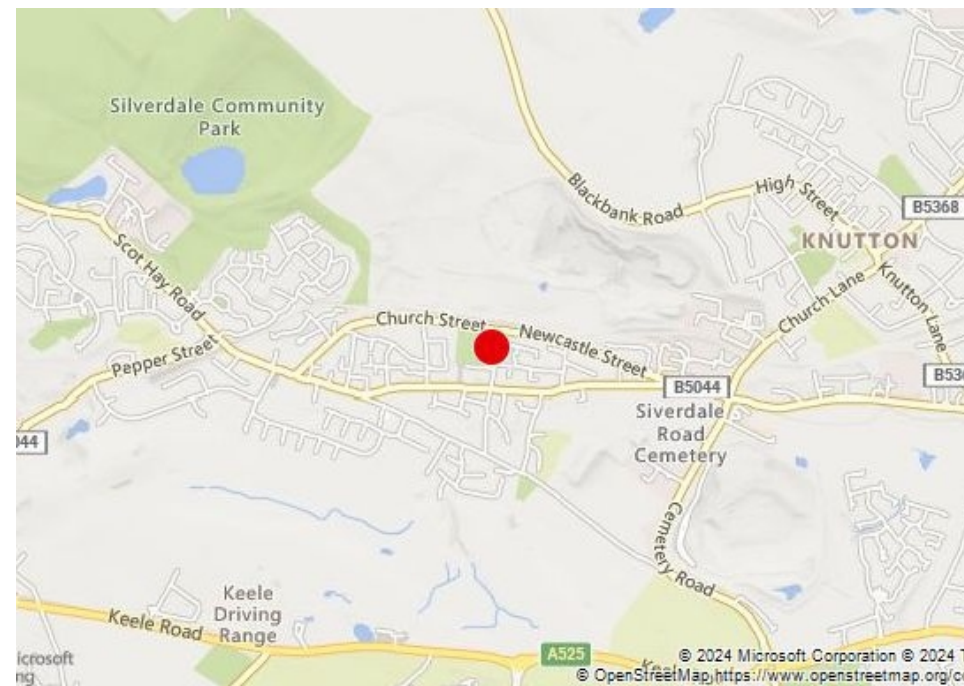
All items in the nature of fixtures, fittings, furnishings and effects are to be included in the sale and are to be identified within a formal inventory which is to be attached to the contract.

TUPE

Any staff employed at the property will transfer on completion under the TUPE regulations. A staff schedule will be made available.

Stock in Trade

The Buyer is to purchase stock in trade and unbranded glassware at valuation upon completion.



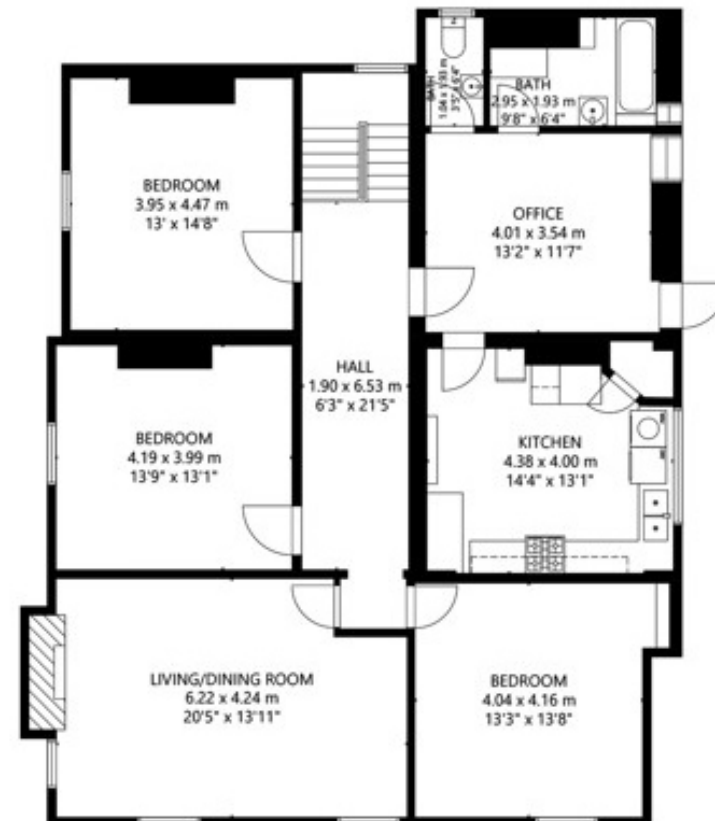
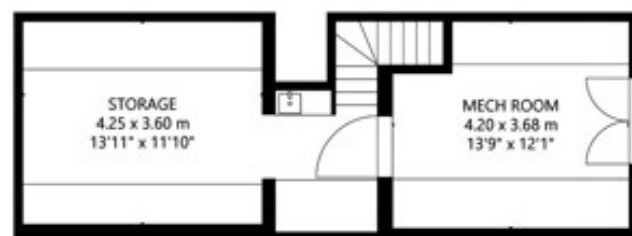
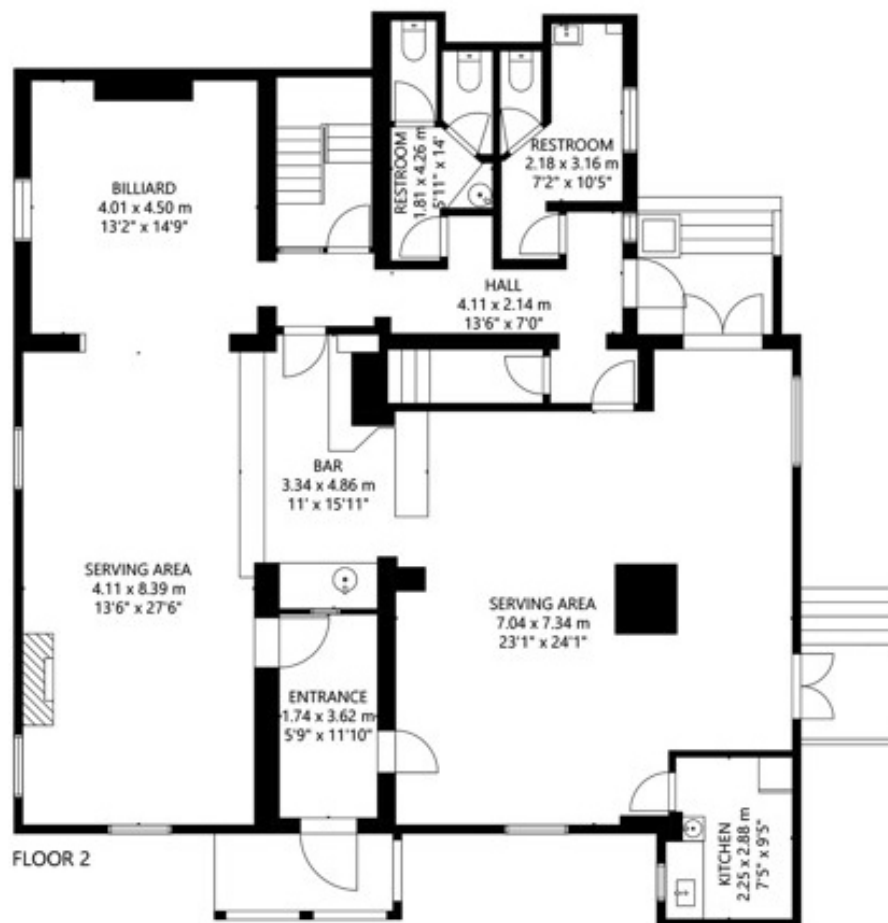


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For Sale Freehold £220,000

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GROSS INTERNAL AREA
 TOTAL: 3,822 sq ft/ 356 m²
 FLOOR 1: 407 sq ft/ 38 m², FLOOR 2: 1,858 sq ft/ 173 m²
 FLOOR 3: 1,557 sq ft/ 145 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Business Rates

Rateable Value £4,100. Council Tax Band A. Council Tax Payable - £1,168.

EPC

An EPC will be made available to inspect. The property has an EPC rating of Band C.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

0121 353 2757 or matt@matthewphillipssurveyors.co.uk

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that: a) The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract. b) Although believed to be correct, the accuracy of all descriptions and details is not guaranteed and should not be relied upon by intending purchasers or lessees who should satisfy themselves by inspections and enquiries as to their correctness. c) The Agents do not have any authority to make any representation or warranty whatever in relation to the properties or businesses to which these sales particulars relate.
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