



Robin Hood

321 Hartshill Road, Stoke On Trent, Staffordshire, ST4 7NR
Refurbished community pub with residential/HMO potential.



Key Features

- Prominent roadside location in busy residential and commercial area.
- Attractive, cosy and easily operated single room trading area.
- Large three bedroom flat.
- Includes small external trade area.
- Potential for conversion to a residential / HMO use.
- There are no staff to transfer under the TUPE regulations.

Location

The Robin Hood is located in the centre of Hartshill, midway between Newcastle Under Lyme and Stoke on Trent in an established residential area with a number of local businesses fronting the Hartshill Road adjoining the property. In addition, the Royal Stoke University Hospital lies closeby.

Description

The property is of two storey brick and tile construction with rendered and painted elevations. The original public house fronts to Hartshill Road and includes a similar two storey extensions to Steel Street together with a single storey extension to the rear.

The property also includes a small courtyard which provides an external trading area.

Accommodation

Ground Floor

Internally there is one open plan trading area, arranged around a central servery, to comprise main bar area with seating for some 20 customers, adjoining seating area arranged around a wood burner with exposed timbers providing seating for a further 30 customers and a rear games/bar area.

Ancillary trade areas comprise ladies and gentlemen's customer lavatories and a kitchen.

First Floor

Private accommodation: three double bedrooms, kitchen, bathroom with wc and a large office/living room.

Externally to the rear, there is an enclosed courtyard, which provides an external trading area.

The footprint of the building is circa 1,634 square feet, on a plot of 0.043 acres (Source Nimbus Maps).

Basement

The beer cellar is in the basement.

Tenure

The property is freehold with the benefit of vacant possession.

Services

All mains services are connected to the property.

Licences

The property holds a Premises Licence permitting the sale of alcohol from 10:00hrs to 00:00hrs Monday to Thursday and Sunday inclusive, and from 10:00hrs to 01:00hrs Friday to Saturday inclusive.

Town and Country Planning

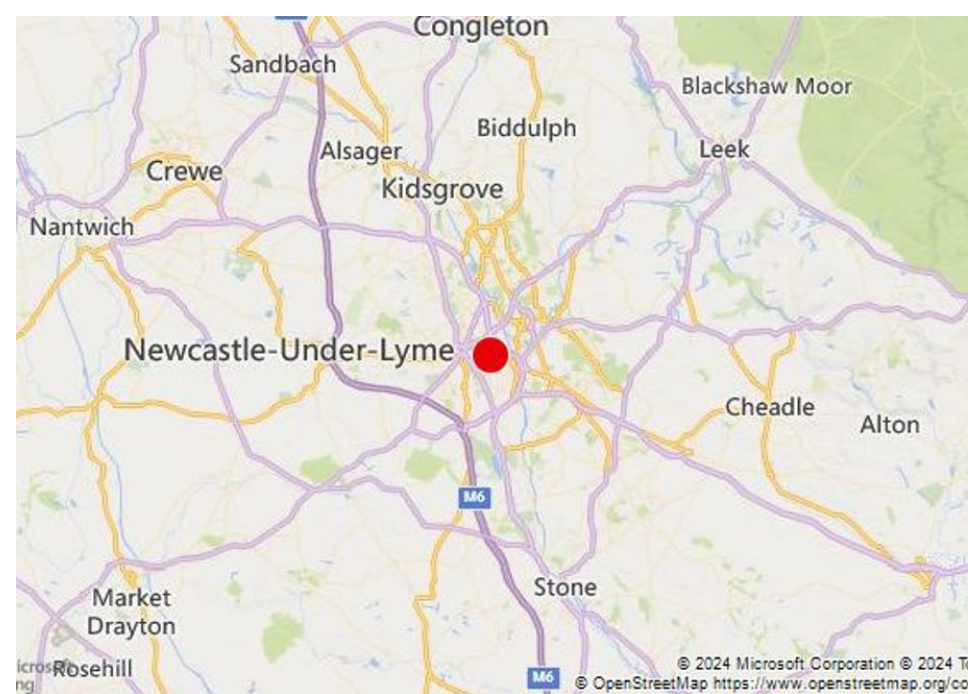
We are informed that the property is not listed nor does it lie in a Conservation Area.

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

Stock in Trade

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

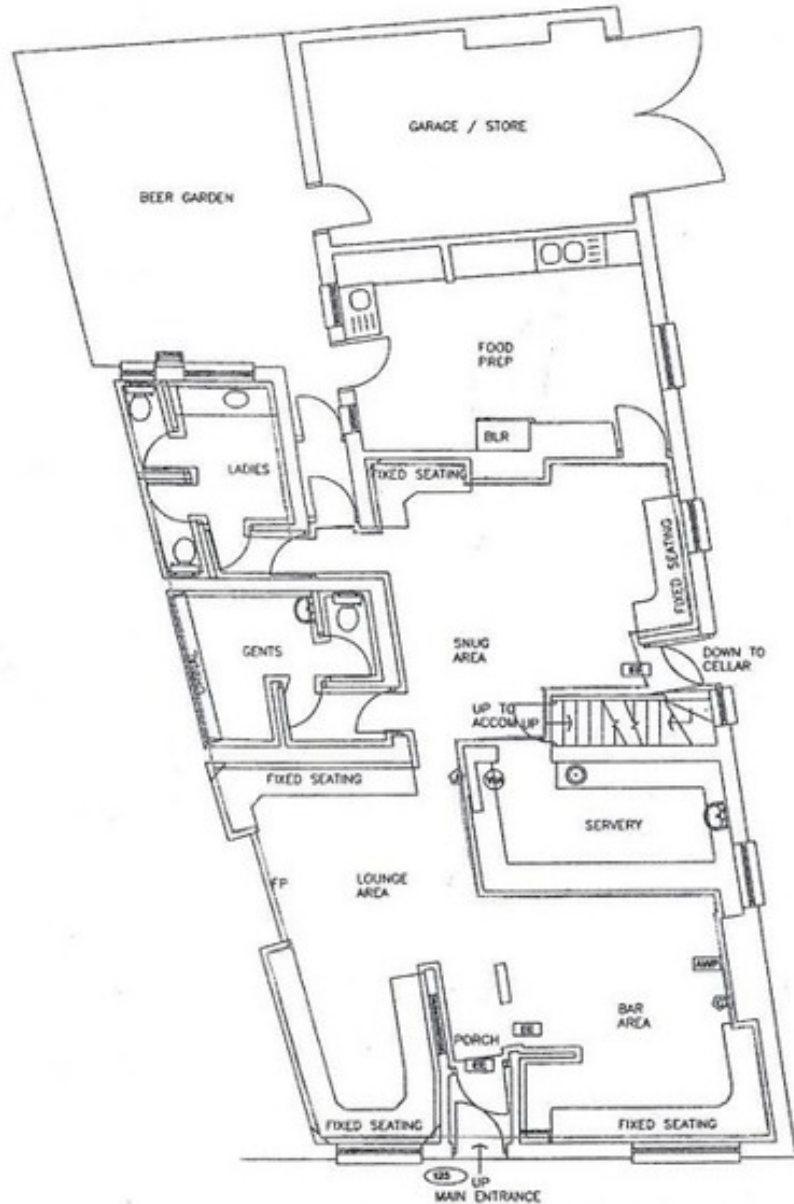




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321 Hartshill Road, Stoke On Trent, Staffordshire, ST4 7NR For Sale Freehold £199,950





GROUND FLOOR PLAN 1:50 - CHECK SURVEY



SITE PLAN 1:200 - CHECK SURVEY

- KEY**
- [NF] General Fire Notice
 - [NF] Staff Fire Notice
 - [NF] Fire Door Keep Locked sign
 - [NF] Fire Exit Keep Clear sign
 - [NF] Fire Door Keep Locked sign
 - [FB] Fire Blanket
 - [DP] Dry Powder Fire Extinguisher
 - [CC] Carbon Dioxide Fire Extinguisher
 - [FO] Foam Fire Extinguisher
 - [WM] Water Fire Extinguisher
 - [EL] Emergency Light Fitting
 - [EL] Emergency Exit Sign
 - [H] Heat Detector
 - [S] Smoke Detector
 - [BGP] Break Glass Call Point
 - [FAS] Fire Alarm Sounder
 - [FAP] Fire Alarm Panel
 - [AMP] Amusement with Prizes
 - [SWP] Slot with Prizes
 - [CM] Cash machines
 - [PP] Pay Phone
 - [JB] Juice Box
 - [CWC] Cigarette W/C
 - [XXXX] Change in Floor Height (mm)



Ref	F	X	X
Ref	F	X	X
Ref	F	X	X
Ref	F	X	X
Ref	F	X	X
Ref	F	X	X
Ref	F	X	X
Ref	F	X	X

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Web: www.kdh.co.uk

JOH TITLE
ROBIN HOOD
HARTSHILL ROAD

DRAWING

Premis
Licence
32029



Business Rates

Rateable Value £4,300. Council Tax Band A. Council Tax Payable - £1,319.06.

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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