



Black Friar

138 High Street, Newcastle-U-Lyme, Staffordshire, ST5 1PT
Town Centre Public House £265,000



Key Features

- Town Centre pub on retail and evening circuit.
- Highly visible from ring road.
- Characterful open plan trading area.
- Large living accommodation on upper floors.

Location

The property is located at the southern end of the High Street, at its junction with Lower Street, which forms part of the Ring Road for Newcastle U Lyme town centre. The property lies adjoining a range of shops and business premises, within 100 yards of the Vue Cinema and 200 yards of the main town centre market.

The property is highly visible from the surrounding road network and is well placed to attract trade from the town centre retail and evening entertainment circuit, and the nearby busy market. The bus station is a short walk.

Description

The property is of traditional part 3 storey, part 2 storey, part single storey rendered brick construction beneath mainly pitched slate roofs with a vehicular pull in from Lower Street, a small yard and external prominent beer garden.

[Google Street View](#)

Accommodation

Ground Floor: The trading area includes an open plan bar with timber bar servery, with seating area opposite, opening out into the games area with bench seating, pool and darts area. The trading area includes a number of characterful features including hand carved detailing to the servery and ceiling timbers. In total there is seating for some 40 customers. A service corridor provides access to the ladies and gentlemen's customer lavatories, office and access to the basement beer cellar.

First Floor: The living accommodation to comprise bathroom, hallway, kitchen, bedroom and lounge.

Second Floor: A large double bedroom at second floor/within the roof space.

Basement: Beer cellar with stores and barrel drop.

Outside: There is a single vehicle pull in and an outbuilding which houses the boiler. In addition, there is a small beer garden between the main pub building and Lower Street.

Development Potential

The property is closed but offers potential for further promotion to provide a vibrant town centre public house and also is suitable to convert to a range of commercial uses on the ground floor and for flats / HMO above.

Stock in Trade

There is no stock to be acquired on completion.

Tenure

The property is available freehold with vacant possession under title number SF302930. In addition the existing beer garden and a small area to the side have been held on a lease at a rent of £3,000 per annum. The lease expired in 2017 and will require renewing. The plan in these details shows the freehold title in red and the leased area in blue.

Services

All mains services are connected to the property.

Licences

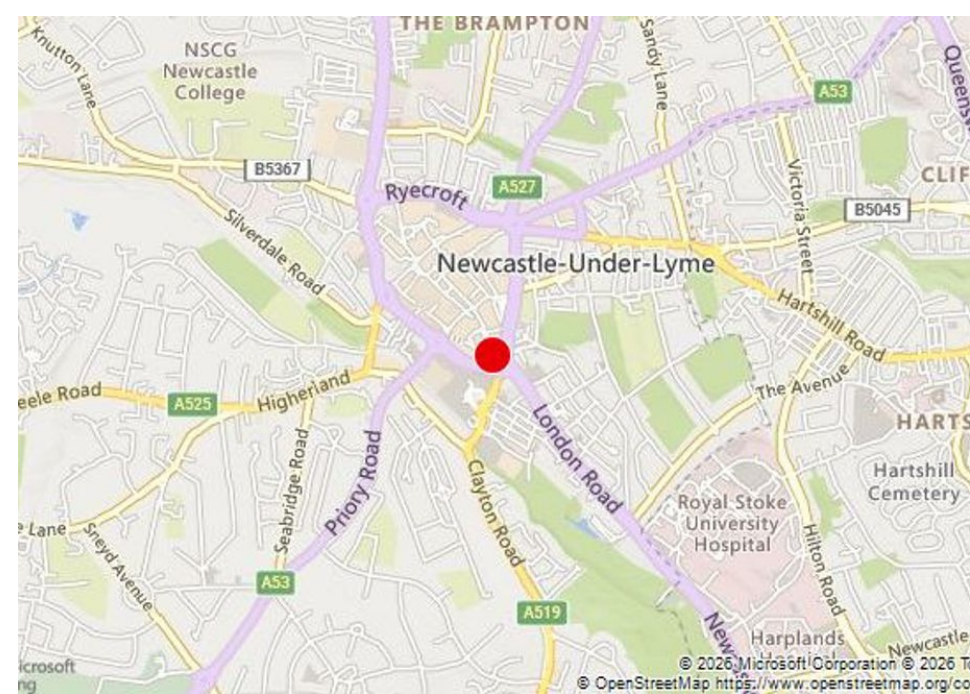
The Property holds the benefit of a Premises Licence permitting the sale of alcohol from Sunday to Thursday 10:00 hrs to 00:00 hrs and Friday to Saturday 10:00 hrs to 02:00 hrs.

Town and Country Planning

The property is in a Conservation Area but is not listed.

Fixtures and Fittings

The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.







Business Rates

The Rateable Value is £13,000 with effect from April 2026

EPC

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

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

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