

Matthew Phillips Surveyors
Licensed | Leisure | Commercial Property
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# Bradford Arms

**Ivetsey Bank, Wheaton Aston, Staffordshire, ST19 9QT**

**Imposing Land Mark A Road pub A5 on 1.976 acres - £650,000.**



## Key Features

- Imposing Land mark public house on A5 on site of circa 1.976 acres
- Three large trading areas to include Bar, Lounge and Restaurant.
- Extensive external trading areas and 60 space car park.
- Prominent destination road house with Cannock, Stafford, Telford, Newport catchment
- Potential for continuing public house use, together with commercial, roadside and residential uses.

## Location

The Bradford Arms lies in an elevated location fronting Watling Street, the busy main A5 trunk road close to Wheaton Aston and Bishop's Wood, with Cannock, Stafford, Telford and Newport, all within a 10 mile radius. In addition, there are a number of visitor and tourist attractions in the area. Watling Street (A5) is the main trunk road from the West Midlands through to north Wales, with good access to the M6 and M54 motorways and benefits from approx. 16,000 vehicle journeys per day.

## Description

The public house is of 2 and 3 storey brick construction beneath pitched tiled roofs with part rendered elevations and various extensions and outbuildings to the rear. The property is served by a surfaced car park for approx. 60 vehicles and a large trade garden and adjoining open fields which offer scope for enlarged external trading space. Similarly, the demise includes a small parcel of land on the opposite side of Ivetsey Road. The site in total extends to 1.976 acres and the building footprint in total is 5,318sf (Source Nimbus Maps).

**Video Drone Footage** **View Virtual Tour**

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**Ivetsey Bank, Wheaton Aston, Staffordshire, ST19 9QT For Sale Freehold £650,000**

## Accommodation

**Ground Floor**
Entrance hallway from the car park leading to the traditional bar with small snug to provide 40 covers, with laminate flooring, range of fixed and loose seating, feature fireplace, serving counter, darts throw, Lounge bar which would comprise circa 40 covers when "laid up", with stone floor, timber and groove panelling to dado height, Inglenook style fireplace, adjoining Ladies' and Gentlemen's customer lavatories, restaurant area again to comprise circa 40 covers when laid up. The catering kitchen and back of house areas are to be located to the rear of the servery.

**First Floor**
Living accommodation: Five bedrooms, fitted domestic kitchen, bathroom, separate WC. Also at first floor is a Function Room with adjoining customer lavatories. Two separate staircase serve the first floor for the ground floor.

**Second Floor**
Bathroom and large double bedroom.

**Basement**
Brick vaulted beer cellar, stores and barrel drop.

## Tenure

The property is held under 2 freehold titles - namely SO307774 and SF441314 - and will be made available with vacant possession.

## Services

The property is served by an oil and propane tanks and by a drainage soakaway.

## Licences

The Bradford Arms benefits from a Premises Licence permitting the sale of alcohol from 10.00am to midnight from Sunday to Thursday inclusive and from 10am to 1am on Friday and Saturday.

## Town and Country Planning

The property is a Grade II listed building but is not in a Conservation area.

## Fixtures and Fittings

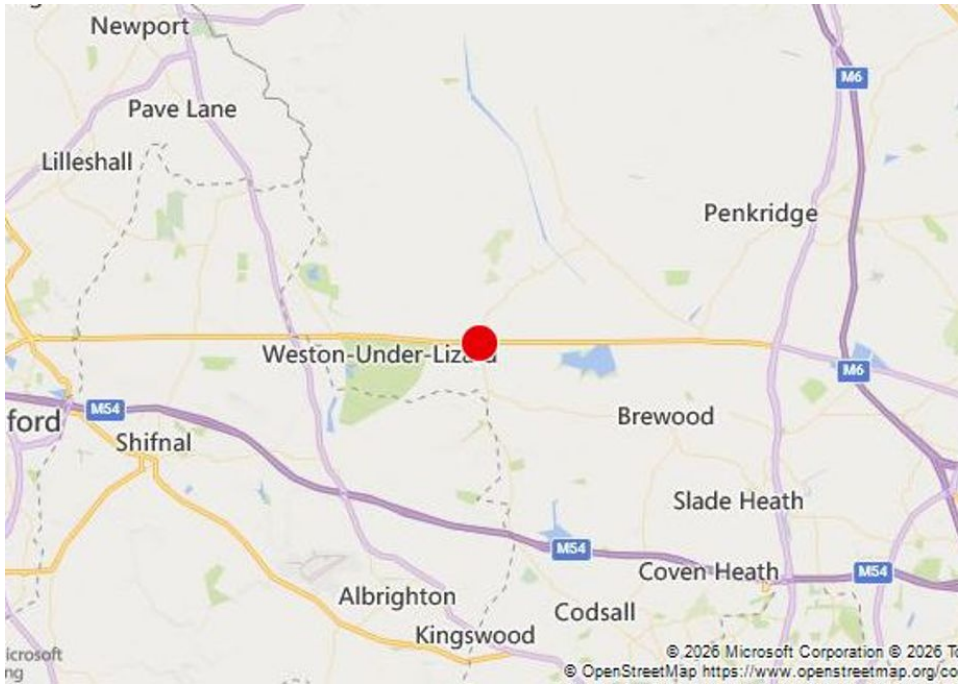
The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will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

## TUPE

There are no staff to transfer under the TUPE regulations at completion.

## Stock in Trade

There is no stock to be bought on completion.






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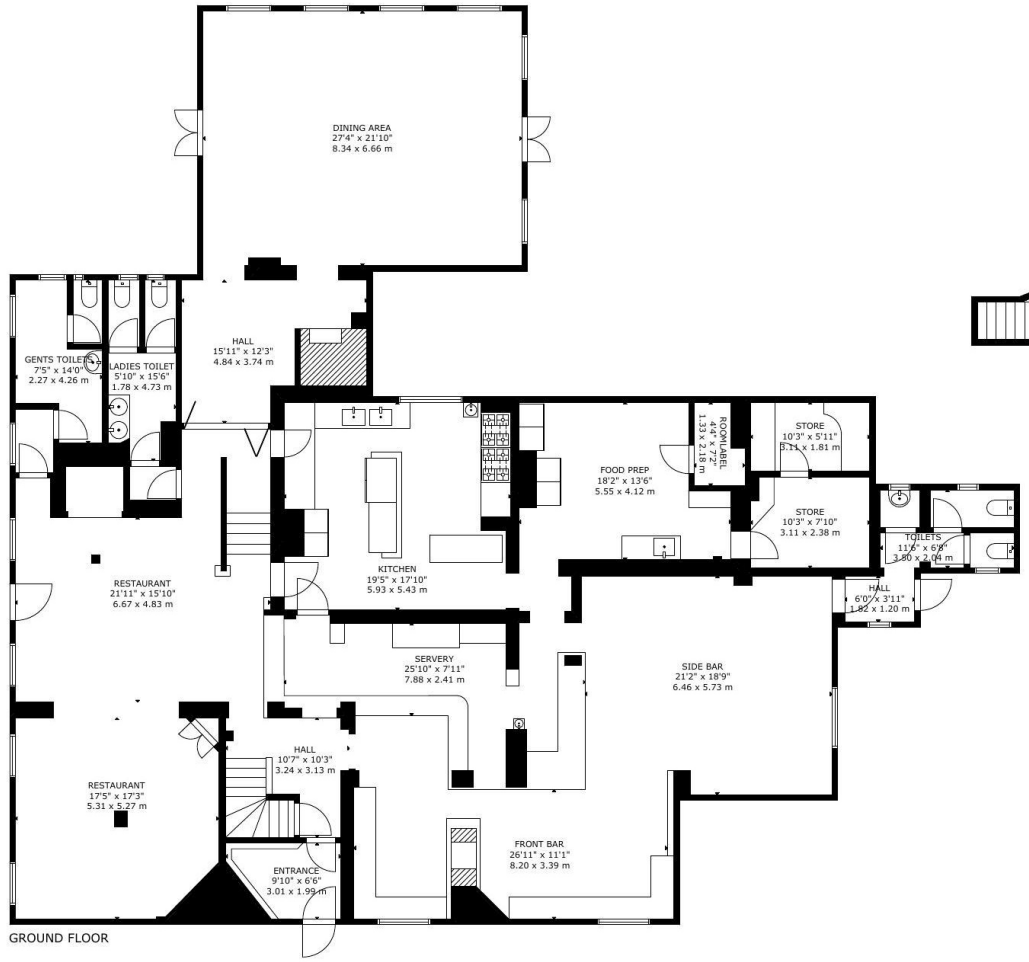


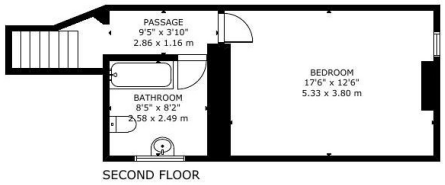


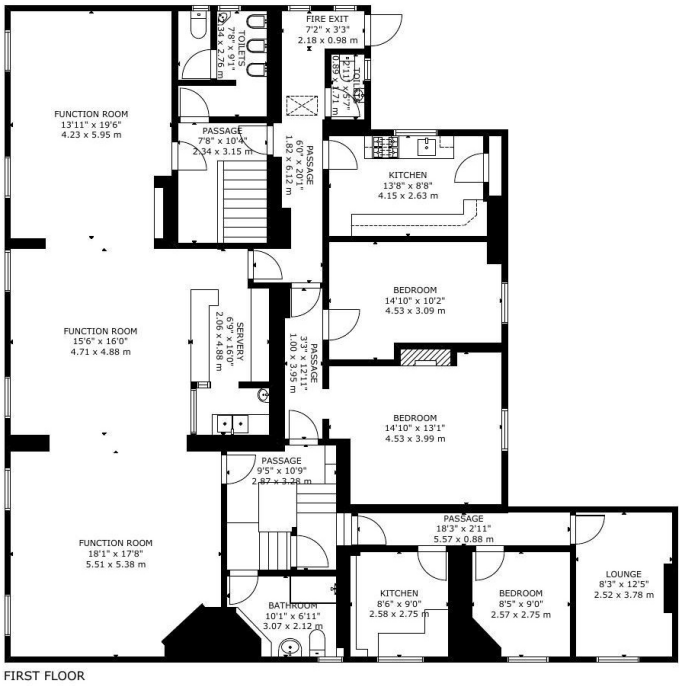


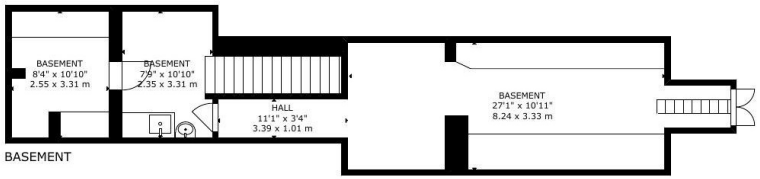
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GROSS INTERNAL AREA
TOTAL: 689 m²/7,430 sq ft
BASEMENT: 55 m²/597 sq ft, GROUND FLOOR: 377 m²/4,060 sq ft
FIRST FLOOR: 222 m²/2,395 sq ft, SECOND FLOOR: 35 m²/378 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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## Business Rates

The Rateable Value is £28,000 with effect from April 2026.

## EPC

An EPC will be made available to inspect.

## 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



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