

**RAPLEYS**

## FOR SALE Public House/Development Opportunity

rapleys.com  
0370 777 6292

The Full Moon, Liverpool Road,  
Newcastle-under-Lyme ST5 2AU

CONTACT **Jonathan Jones**  
07917 032674 | jonathan.jones@rapleys.com  
**Thomas Ball**  
07831 842859 | thomas.ball@rapleys.com  
**Richard Curry**  
07876 747146 | richard.curry@rapleys.com



Freehold vacant public house with living accommodation above

Large open plan bar with a stage plus seating areas

Outside undercroft seating area

Suitable for alternative uses, subject to planning

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### Location

The property is situated in the town of Newcastle-under-Lyme, approximately two miles to the west of Stoke-on-Trent, on Liverpool Road within the town centre catchment. In addition to access from Liverpool Road the property can also be serviced/accessed from the rear via Bridge Road.

Nearby occupiers include: **Marston's Old Brown Jug**, **Bridge Street Ale House** and **Hopwater Cellar Bottle Bar**.

### Description

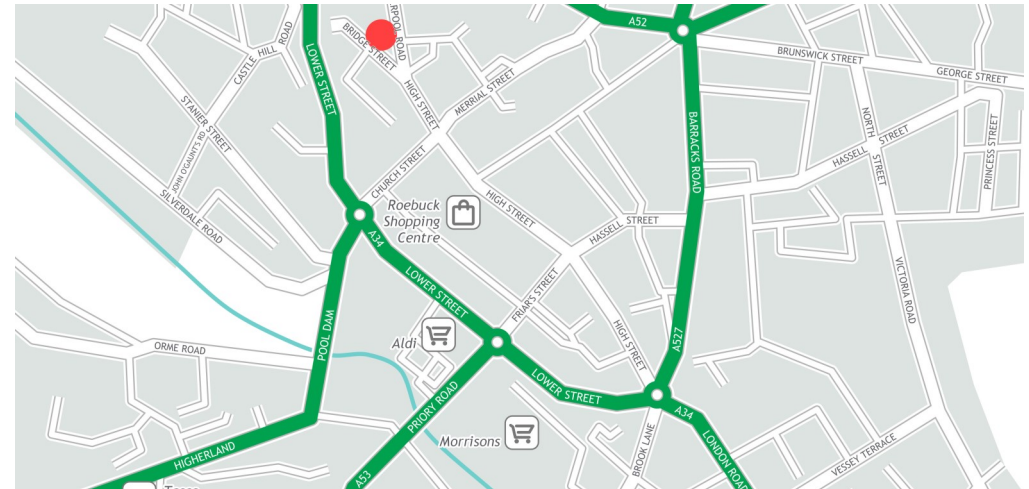
A large public house with accommodation split over three storeys. The ground floor is an open plan format and consists of a large bar, stage and dedicated seating areas.

The cellar provides ample storage whilst also accommodating the toilet facilities. The cellar can also be accessed/serviced from the undercroft yard to the rear of the property via Bridge Road.

The first floor of the property consists of residential accommodation and a food preparation area that benefits from a dumbwaiter lift, servicing the bar on the ground floor.

### Planning

The property benefits from existing A4 public house use. It is located within the town centre Conservation Area and has been identified by the local authority on their locally important building and structure register. Further information is available at [www.newcastle-staffs.gov.uk](http://www.newcastle-staffs.gov.uk).



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### Accommodation

The property comprises the following approximate floor areas:

|              | Sq m                                                              | Sq ft |
|--------------|-------------------------------------------------------------------|-------|
| Cellar       | 101.56                                                            | 1,093 |
| Ground floor | 169.85                                                            | 1,828 |
| First floor  | Open plan kitchen-diner come lounge, three bedrooms, one bathroom |       |

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

The property is available freehold and will be available with vacant possession.

### Rating

We are advised that the Rateable Value for the property is £24,250 and the UBR for 2019/20 is 49.1p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on <https://www.gov.uk/calculate-your-business-rates>.

### Energy Performance

Energy Performance Asset Rating: TBC.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Terms

- Details of any conditions attached to the offer
- Confirmation of funding for freehold offers or financial information for proposed tenants
- Confirmation of Board approval for the offer if applicable
- Proposed timescales for exchange and completion of a transaction
- Track record of the applicant

Our client reserves the right not to accept the highest or any other offer received.

### Viewing

Strictly by appointment with the sole agents.