

# Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



**Excellent Refurbished Prominent Telford High Street.  
Freehold Freehouse - £189,999.**



## **Cottage Spring, 39 Church Street, St. George's, Telford, Shrops, TF2 9JY**

- High Street freehouse in busy residential and High Street location.
- Very well refurbished easily operated one room trading room.
- Excellently decorated and well appointed flat.
- Wet led community house with 15 space car park.
- Available with vacant possession or alternatively a potential tenant is interested in taking a lease.

**Freehold offers are invited in excess of £189,999 subject to contract and exclusive of VAT where chargeable.**

*Particulars Updated 18-Dec-2019*

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184e Chester Road  
Streetly  
Sutton Coldfield B74 3NA

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### LOCATION

The Cottage Spring fronts Church Street within the busy residential suburb of St. George's approximately 0.5 miles south east of Oakengates and a little over 1 mile to the centre of Telford. The immediate area is made up of a range of privately owned housing but also includes retail and other commercial units.

### DESCRIPTION

The public house is of two storey traditional brick and slate construction and includes a surfaced rear car park for some 15 spaces.

### ACCOMMODATION

#### Ground Floor

At ground floor the property is arranged so as to provide a front entrance lobby from Church Street leading through to the open plan L shaped **public bar** comprising timber flooring, part timber panelling to dado height, upholstered fixed seating, feature brick fireplace, light stained timber and panelled topped servery with seating for some 40 customers. To the left hand sides of the bar is the **games area** to include pool table and darts throw. The **ladies and gentlemen's customer lavatories** lie to the rear.

#### First Floor

The living accommodation is arranged at first floor level to comprise two double bedrooms, lounge, dining room/single bedroom, well appointed domestic kitchen, bathroom and separate lavatory.

#### Basement

Brick vaulted beer cellar together with general stores and delivery doors direct from the car park.



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### GENERAL INFORMATION

#### Tenure

The property is freehold and is available with the benefit of vacant possession.

#### Services

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

#### Town & Country Planning

We are informed by Telford and Wrekin Council that the property is not Listed nor in a Conservation Area.

#### Fixtures & Fittings

All items in the nature of fixtures fittings furnishings and effects are included in the sale with the exception of a small number of personal items and items held on third party agreements.

#### Stock in Trade

The buyer will purchase the stock and unbranded glassware at valuation on the day of completion.

#### Rating Assessment

Rateable Value - £6,700

Business Rates Payable - £3,222.70

Council Tax Band - A

Council Tax Payable - £1,094.55

#### EPC

No staff will transfer to the buyer under the TUPE Regulations.



#### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

90 This is how energy efficient the building is.

### Asking Price

Freehold offers are invited in excess of £189,999 subject to contract and exclusive of VAT where chargeable.

#### Conditions relating to these particulars

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that:-

- The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract.
- Although believed to be correct, the accuracy of all descriptions and details given within the particulars 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.
- 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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