

17<sup>th</sup> August 2018**Theatre Bar, 3 Eastgate Street, Stafford, Staffordshire ST16 2NQ**

Due to a high level of interest and in order to bring this matter to a close, our client has given instructions for us to invite informal Best and Final offers from all interested parties.

If you wish to submit an offer it should reach this office in writing by 12 noon on Friday 31<sup>st</sup> August 2018.

The following information will be required if you wish to submit an offer on the property: -

- The name, address and contact details of the Purchaser (if being bought through a company, please specify the Company Registered number and registered address).
- An offer in writing (email is sufficient) stating the amount you wish to pay for the Property.
- Anticipated date for exchange and completion of contracts.
- Any conditions of sale i.e. subject to contract, subject to survey, subject to valuation etc.
- How the property is going to be purchased i.e. fully cash funded, part bank funded.
- Clear and unambiguous proof of funding i.e. copy of a bank statement, letter from your solicitor confirming that you have the funds to proceed, an 'in principle' letter from your bank/funder confirming that they are willing to lend the funds.
- Details of the Purchaser's solicitors, including address, contact number and email address.
- In accordance with recent Money Laundering legislation for non-plc organisations we will require the full name, date of birth and details of the principle primary residence of the ultimate owner of the purchasing entity in order that requisite investigations may be undertaken.

Please note that our client is not obliged to accept the highest offer, or indeed any offer. If there are any matters that you would like to discuss, or further information is required, please contact Amy Potter via the details below.

# Theatre Bar

3 Eastgate Street, Stafford, Staffordshire, ST16 2NQ



## For Sale Freehold Licensed Premises Guide Price £225,000 plus VAT Sole Selling Agents

- Prominent roadside location, fronting Eastgate Street in the heart of Stafford
- Includes benched trade area and car park facilities to the rear with capacity for up to 10 vehicles
- Ground floor GIA of approximately 2,808 square feet, sitting on a plot size amounting to 0.18 acres
- Alternate use opportunity subject to obtaining the necessary permissions



☎ 0121 227 2311

Studio 1, Clarks Courtyard, 145 Granville Street, Birmingham B1 1SB  
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**Guide Price £225,000 plus VAT**

**Sole Selling Agents**



## **Location**

Stafford is the county town of Staffordshire with a population of circa 146,600. It is located approximately 32 miles north west of Birmingham and 16 miles south of Stoke-on-Trent.

Theatre Bar fronts Eastgate Street and is located in the heart of Stafford, in close proximity to the main shopping centre and central tourist attractions including the Stafford Gatehouse Theatre which is directly opposite the site. Other surrounding properties include independent retailers, a number of estate agents, the tourist information centre and several other licensed properties.

## **Accommodation**

The property is a three storey, mid-terrace building of brick construction with painted and rendered elevations, which sits under a pitched tile roof.

Internal trade areas are arranged over the ground floor. The ground floor comprises an open plan, single room bar set around a single servery to the side with circa 50 covers. The trading room has the added benefit of a games area including a pool table.

Ancillary trade areas comprise customer WC's, a small commercial kitchen and three larger, open plan storage areas that were historically used as a micro brewery and basement cellarage.

Private accommodation is spread across the first and second floors comprising a separate flat and a number of rooms which appear to have been historically used as hotel accommodation for the ground floor public house.

The first floor flat comprises a living room, shower room with WC, kitchen and single bedroom with built in wardrobe.

The former hotel accommodation on the first floor comprises three double bedrooms, one single bedroom, a kitchen, large WC and storage. The second floor comprises five double bedrooms, one single bedroom and a WC on a mezzanine level.

Both the first floor flat and the former hotel accommodation benefit from separate access via the rear of the property.

Externally and to the rear, there is a trade patio with circa 12 covers, a small trade yard and a car park with space for up to 10 vehicles.

**The property has a ground floor GIA approximately 2,808 square feet and is sitting on a plot of circa 0.18 acres.**

**The property is likely to be of interest to local and regional public house operators and restaurateurs. The property has potential for a range of alternate uses, subject to the granting of relevant permissions, and is likely to be of interest to local developers, builders and investors.**



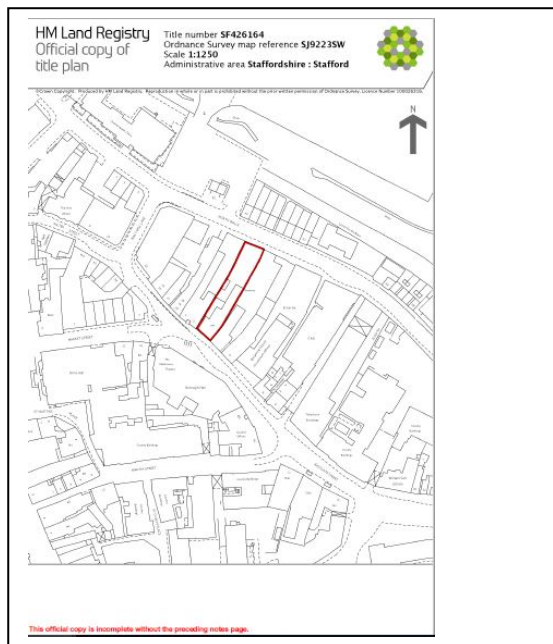
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## General Information

### **Rating**

The current Rateable Value is assessed at £15,250.

### **Licences**

It is understood that the property currently possesses a Premises Licence.

### **Services**

We are verbally advised that all mains services are connected to the property.

### **Trading**

The premises are currently closed for trading.

### **Tenure**

The property is being sold freehold with vacant possession.

### **Fixtures and Fittings**

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

### **Energy Performance Certificate**

An EPC is available upon request.

### **VAT**

VAT will be applicable on the sale of this property.



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## Agent Details

For further details please contact



**Amy Potter**  
**Surveyor, Birmingham**



07786 066 481



[amy@jamesabaker.co.uk](mailto:amy@jamesabaker.co.uk)



**Richard Tole**  
**Director, Birmingham**



07917 088 221



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## Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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