



Flying Horse

130 Ashbourne Road, Leek, Staffordshire, ST13 5BJ

- Market town public house
- 2 section open plan bar and lounge
- Separate dining area off
- Catering kitchen
- 2/3 bedroom accommodation
- Trade garden. Large car park
- Set in 0.31 of an acre
- May suit development

Freehold | £275,000

LOCATION

The market town of Leek stands in the Staffordshire Moorlands on the edge of the Peak District National Park. It is a popular town with a population of 21,000 and is an area popular with commuters from the Potteries, Manchester and Sheffield.

The Flying Horse is a traditional late 19th Century brick built public house which holds a prominent corner site and stands in a plot of 0.31 of an acre. It stands alongside the A523 road in the residential area of Low Hill on the south eastern edge of the town. This route running towards the Derbyshire market town of Ashbourne.

As well as the three section trading area, first floor owners accommodation and trade gardens there is a large car park and this is a property which may suit developers.

TRADE AREAS

Two interconnecting BAR AREAS which at one time would have been separate rooms now create an 'L' shaped trading area arranged around the central bar servery. Feature open fireplace with steps down into a LOUNGE/DINING AREA.

A set of LADIES and GENTLEMEN'S TOILETS.

Well equipped CATERING KITCHEN with separate PREPARATION ROOM and an on level BOTTLE STORE.

There is a basement subterranean BEER CELLAR

OWNERS ACCOMMODATION

At first floor is the owners accommodation which consists of three double size rooms providing LOUNGE and TWO BEDROOMS (could be three bedrooms) and a BATHROOM.

EXTERNAL

Patioed and partially covered TRADE GARDEN with easy access from the rear hallway. Lined tarmacadam CAR PARK with space for 20+ vehicles.

THE BUSINESS

The business has been hitherto let on a traditional Pub Company style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

TENURE & PRICE

FREEHOLD £275,000 to include fixtures and fittings.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A Premises Licence is held.

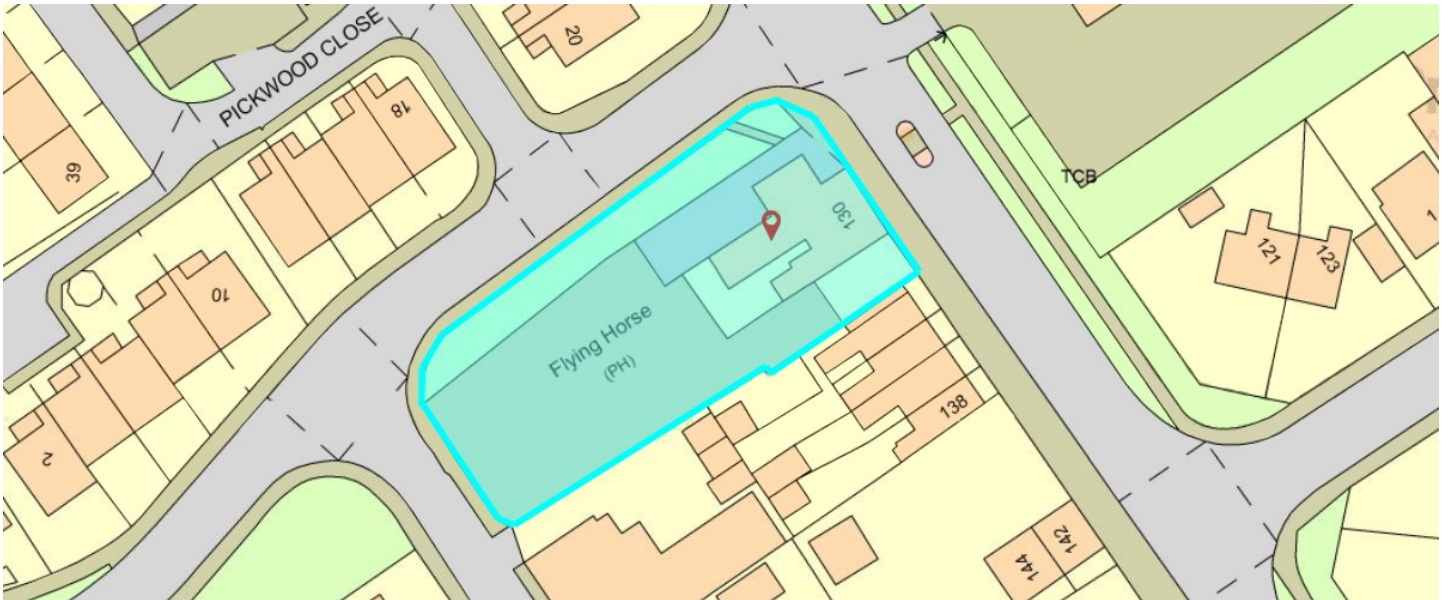
SERVICES

All mains services are connected and the property has the benefit of gas fired central heating.

GROUND FLOOR PLAN 1:100 - CHECK SURVEY



FIRST FLOOR PLAN 1:100 - CHECK SURVEY





More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

80

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 208
 Assessment Level: 3
 Building emission rate (kgCO₂/m² per year): 133.58
 Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
28 If newly built
81 If typical of the existing stock

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