



## Black Lake Inn

Hilderstone Road, Meir Heath, Stoke On Trent, Staffordshire ST3 7NT

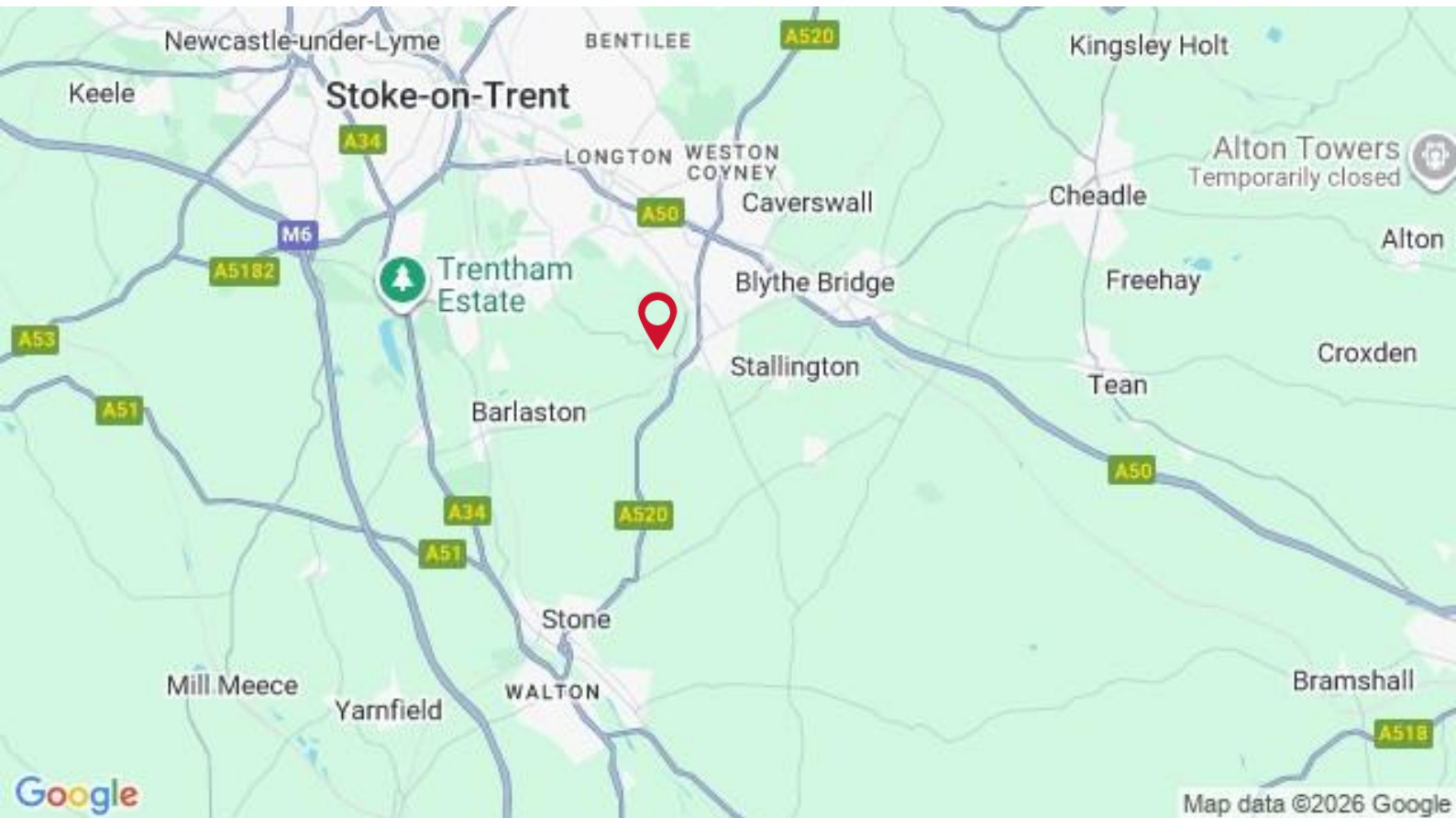
Tenure

**Leasehold**

Price

**£95,000**

- Attractive destination pub in fine setting
- Very impressive sales and profits
- Well presented character trading room
- Large beer garden, patio, field & parking (40)
- Rent less than 4.5% of turnover



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## Location

The Black Lake is positioned at the crossroads junction of the B5006 Hilderstone Road and Stallington Road/Knenhall Lane just on the fringe of the Staffordshire village of Meir Heath.

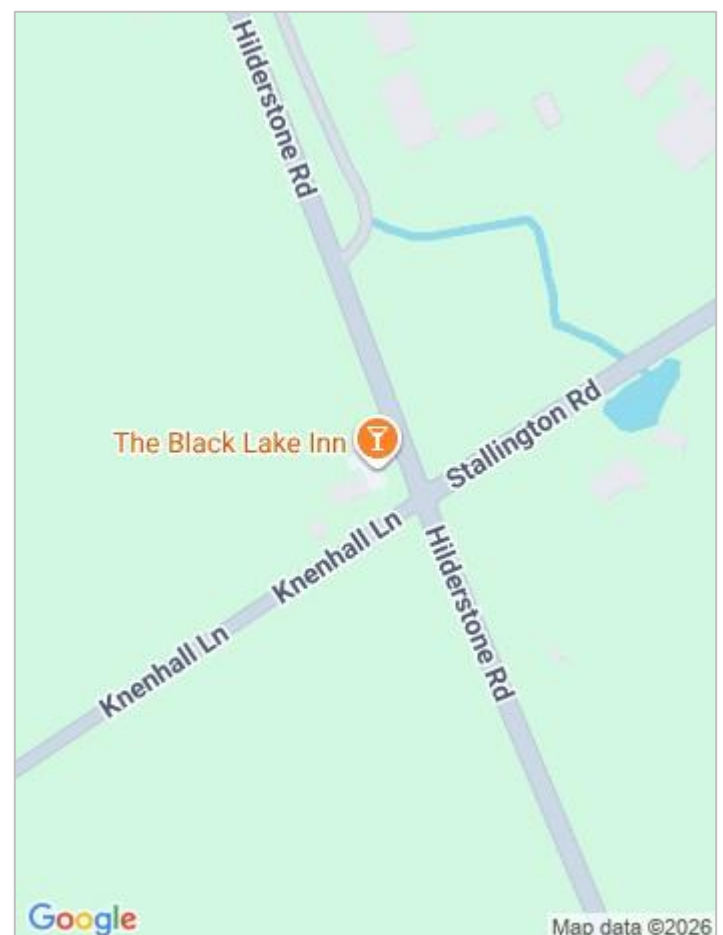
This attractive, yet easily accessible, semi-rural position lies around 4 miles North East of Stone and 7 miles South East of Stoke-on-Trent.

## Description

An attractive roadside property of two-storey construction to its main section with a single storey extension to the side.

The property is white-wash rendered and lies beneath a pitched tiled roof.

Externally, there is a patio area to the side, a large tree-lined grassed beer garden, a field with 6 caravan plug-in points and a car park with space for around 40 vehicles.



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## Trade

The Black Lake Inn's mix of tranquil rural setting, whilst still being easily accessible, is a perfect combination for a destination pub.

Combine this with a very slick operation and you have a very fine business.

The last full year's accounts for the year ended 31st October 2024 which showed a very impressive turnover of £946,704 net of VAT (up 8% on the previous year) with a Gross Profit margin of 61.3%.

Even more pleasingly, this filtered through to the bottom line with an Adjusted Net Profit of over £91,000.

Further, more detailed accounting information will be made available to bona fide applicants after they have formally viewed the premises.

## Accommodation

The trading area is essentially a large, single L-shaped room, albeit in a series of distinct sections which create a great deal of character.

At its heart is a similar shaped timber bar servery.

There is a mixture of carpeted, boarded and flagstone flooring with ceiling beams, a double sided fireplace, half-panelled walls and large patio doors which provide a bright feel, adding to the ambience.

In total, it can seat circa 100 covers whilst still leaving space at the bar.

Serving this is a large and well fitted trade kitchen, whilst the customer toilets include Disabled/Baby Change facilities.



### Basement

A chilled beer cellar with separate areas for casks and kegs and a drop from the side.

### Living Accommodation

The private quarters are at first floor level and comprise three double bedrooms (one of which is currently used as an office), a large living room, utility area and bathroom.

### Outside

The extensive grounds are a major plus point.

These consist of a paved and landscaped patio to the side, a very attractive grassed beer garden with fixed picnic tables and a field beyond, which includes six electric plug-in points for touring caravans. There is also a car park for around 40 vehicles.

### Tenure

Leasehold:

The property is occupied by way of a 10 year Full Repairing & Insuring (FRI) lease from Punch Partnerships (now Star Pub Company) with effect from 28th February 2024 at a current rental of £42,500 per annum.

The lease is tied for all keg and bottled beers but free-of-tie for up to 50% of cask ales and all wines, spirits and minerals. Rent reviews are five yearly with the next one being due on February 2029.

## Floor Areas / Site Areas

Total Floor approx. 273 sq. m GIA (2,938 sq. ft)

Site Area approx. 1.96 acres

The Floor Area is taken from the EPC and the Site Area is taken from Edozo Maps. This information is ONLY to be used as an indicative guide to the size of the unit.

## Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

## Planning

The property is not listed and does not lie in a Conservation area.

## Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol:

Monday to Wednesday	11.00 am to 11.00 pm
Thursday	11.00 am to 12.00 am
Friday & Saturday	11.00 am to 01.00 am
Sunday	11.00 am to 11.30 pm



Live Music (indoors)

Monday to Wednesday 11.00 am to 11.00 pm  
 Thursday 11.00 am to 12.00 am  
 Friday & Saturday 11.00 am to 01.00 am  
 Sunday 11:00 am to 11.30 pm

## Business Rates & Council Tax

The property is in an area administered by Stafford Council.

Rateable Value £35,500 (2023) & £45,500 (2026).  
 Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band A for council tax purposes.

## EPC

The property has an EPC rating of C

## Services

Cooking is by way of Calor Gas, the central heating is oil fired, whilst water, electricity and drainage are all on mains.

## Viewing

Strictly by appointment only through Fleurets Midlands Office on 0121 236 5252.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



For further information please log onto **fleurets.com** or contact:

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