





THE  
SNEYD  
ARMS

SNEYD  
ARMS

REAL  
ALES  
LIVE  
MUSIC  
PUB  
GAMES

OPENING  
TIMES  
THE  
LOUNGE

REAL  
ALES  
LIVE  
MUSIC  
PUB  
GAMES

SNEYD  
ARMS

## HIGHLIGHTS INCLUDE:

- Traditional Public House
- Lounge and Public Bar with Games Area
- Four Bedroom Living Accommodation
- External Trading Area
- A Road Frontage
- Offers over £185,000 plus VAT

## LOCATION

The Property is located fronting the A525 on the edge of Newcastle-under-Lyme town centre. Newcastle-under-Lyme is a market town in Staffordshire, three miles west of Stoke-on-Trent.

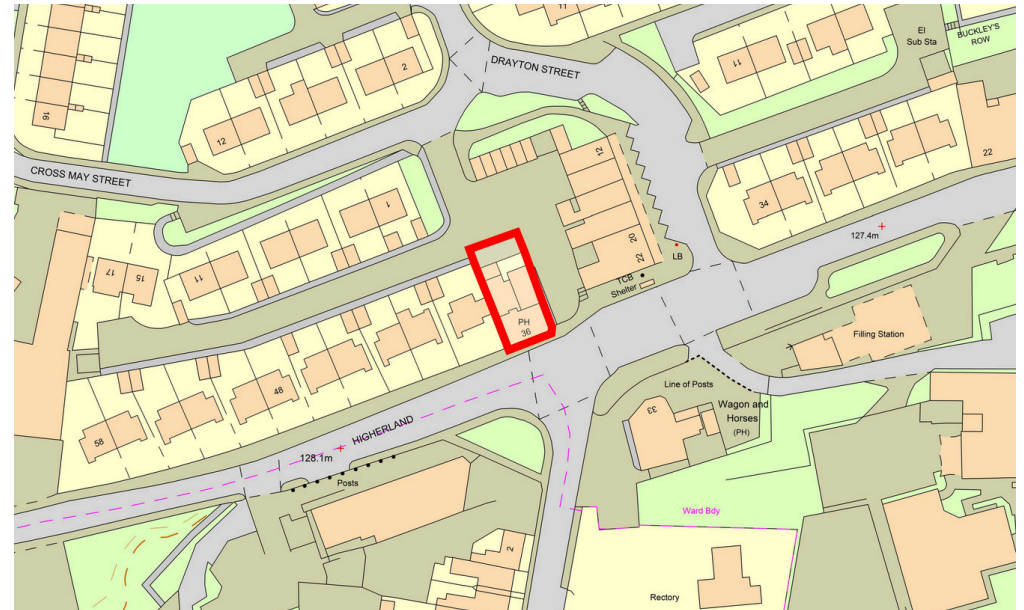
The immediate locality is generally residential in nature with nearby businesses such as Tesco Express and Texaco fronting the A road. Next to the Property is a small parade of retailers and opposite is the Waggon & Horses public house. Newcastle-under-Lyme town centre is less than half a mile to the east.

## DESCRIPTION

The Property comprises a detached two storey public house of brick elevations, partially rendered, set beneath a multi pitched slate covered roof. To the rear is a single storey flat roof extension.

To the rear is a small enclosed yard with single storey garage and car parking for three vehicles.

Overall, the Property extends to 0.07 acres.



## ACCOMMODATION

---

### Ground Floor

The ground floor trading accommodation provides a traditional lounge and public bar with games area. Central bar servery, customer WC's and storeroom. Accessed from the lounge there is a rear beer terrace.

### First Floor

First floor living accommodation providing four bedrooms, lounge, kitchen, bathroom and store room.

### Basement

The basement provides a beer cellar and stores.

## TENURE

---

The Property is held freehold on title number SF446762.

## GUIDE PRICE

---

Unconditional offers over £185,000 plus VAT are invited for the benefit of our clients freehold interest with vacant possession.

## RATING

---

The Property is listed in the 2023 Rating List with a Rateable Value of £10,800.

## PLANNING

---

The Property is not a Listed building nor located within a Conservation Area or Green Belt.

## LICENCE

---

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.



## SERVICES

---

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

## FIXTURES AND FITTINGS

---

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

## THE BUSINESS

---

The Property traded as a traditional public house.

## EPC

---

The Property has an EPC rating of B-48.

## VAT

---

VAT will be applicable at the prevailing rate.

## LEGAL COSTS

---

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## MONEY LAUNDERING

---

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

## VIEWINGS

---

All viewings must be arranged strictly by appointment with the sole selling agents Savills.





SNEYD ARMS 36 HIGHERLANDS NEWCASTLE-U-LYME, ST5 2TG



---

## JEFF WRAITH

Tel: 07825 626 666  
jeff.wraith@savills.com

---

---

## JAMES FAULKNER

Tel: 07974 034 352  
james.faulkner@savills.com

---

