

The Smithfield Hotel, 37 High Street Uttoxeter, Staffordshire ST14 7HN

lot 1

Freehold Public House Investment

- Let to Marstons Estates Limited until 2026 (no breaks)
- Prominent town centre location
- Neighbouring occupiers including Barclays, Superdrug, W H Smith and Subway
- Six Week Completion

Rent
£27,000
per annum
exclusive



On behalf of
Joint LPA Receivers



Location

Miles: 0.5 miles to Uttoxeter Racecourse
14 miles north-east of Stafford
32 miles north of Birmingham

Roads: A518, A50, A515, M6 (Junction 14)

Rail: Uttoxeter Railway Station

Air: Birmingham International Airport, East Midlands Airport

Situation

Uttoxeter is an attractive market town popular for its racecourse. The property is prominently situated in the heart of the town centre to the west of the High Street at its junction with Smithfield Lane. The property is in close proximity to the Maltings shopping centre with neighbouring occupiers including Barclays, Superdrug, W H Smith and Subway.

Description

The property, an attractive, traditional building, comprises ground floor public house accommodation, ancillary accommodation in the basement with five letting bedrooms, four of which have en-suites, on the first floor and a two bedroom flat and office for staff on the second floor.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Basement	Ancillary	25 sq m (269 sq ft)	MARSTONS ESTATES LIMITED (1)	From 2004 until 24th December 2026 on a full repairing and insuring lease	£27,000	25/03/2017 & 5 yearly
Ground	Public House	142 sq m (1,528 sq ft)				
First	5 x Residential Letting Rooms	110 sq m (1,184 sq ft)				
Second	Two Bedroom Flat/Ancillary	63 sq m (678 sq ft)				
Totals		340 sq m (3,659 sq ft)			£27,000	

(1) Marstons Estates Limited are ultimately owned by Marstons plc, who for the year ending 5th October 2013, reported a turnover of £782,900,000, pre-tax profits of £69,800,000 and a total net worth of £593,600,000. (Source: www.riskdisk.com 15/01/2014)

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Tenure

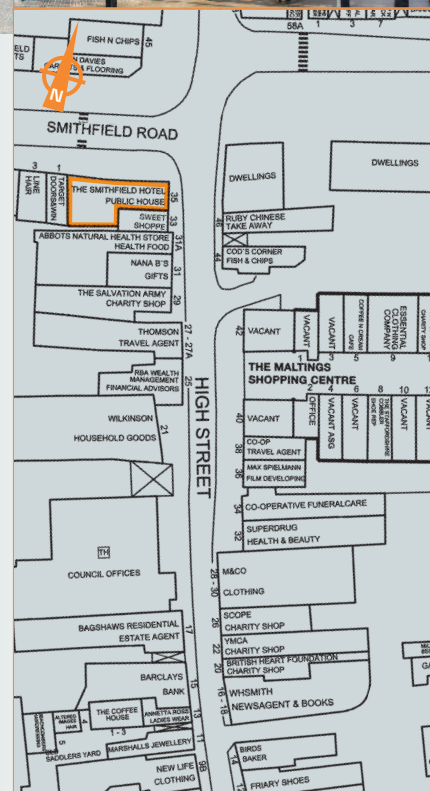
Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of G B Judd & R N Philips acting as Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



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