



- Substantial public house with car park and outside seating area
- Prominent location alongside the inner ring road (St Marys Road)
- Total site area approximately 0.21 acres
- Extensive living accommodation on the first floor
- Suitable for continued use as a public house or potential for other uses subject to consent
- Licence recently renewed

#### Ground Floor

Open plan bar, including bar, stage, seating and pool room – 124.28 sqm  
Commercial Kitchen – 13.74 sqm  
Gents WCs – 8.64 sqm  
Ladies WCs – 8.97 sqm

#### Basement

Beer Cellars – See plan

#### First Floor Living Accommodation

Large Hallway  
Bedroom – 5.48m x 3.51m  
Bedroom – 4.26m x 4.26m plus bay window  
Bedroom – 4.25m x 2.8m  
Bedroom – 4.41m x 3.7m (average)  
Lounge – 4.24m x 4.18m plus bay window  
Room off lounge – 4.23m x 3.87m  
Kitchen – 4.24m x 3.97m  
Shower room – 3.04m x 2.1m  
Shower room – 2.51m x 2.18m  
Store room – 2.32m x 1.54m  
WC off stairs – 1.86m x 1.07m

#### Outside

Parking for approximately 14 vehicles plus additional rear yard/ outside seating area  
Total site area including building approx. 0.21 acres

#### Tenure

Freehold

#### EPC Rating D

A full copy of the EPC will be available to view via our website

#### EPC Rating D

#### VIEWING

By appointment with Philip Dorman  
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#### SOLICITORS

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