

SIZABLE FREEHOLD PUB FOR SALE BURNTWOOD, STAFFORDSHIRE



NAGS HEAD, RUGELEY ROAD, BURNTWOOD, STAFFORDSHIRE, WS7 9HA

- Multi-faceted public house and regular wedding venue
- Edge of popular commuter town
- Excellent access to arterial roads and M6 toll
- Approx. 1½ acres with over 80 car parking spaces

FREEHOLD WITH VACANT POSSESSION

GUIDE PRICE £1,000,000 (+VAT IF APPLICABLE)

SUBJECT TO CONTRACT - Sole Selling Agent

COUNF320

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The pub sits on the edge of Burntwood, fronting Rugeley Road at the junction with Nether Lane, in a semi-rural, idyllic position. Lichfield lies circa 4 ¾ kilometres (3 miles) to the east and the area is a popular commuter belt area serving Birmingham which lies 22 kilometres (14 miles) to the south.

[Link to Street View](#)

Description

Attractive 'Picture Postcard' extensive two-storey building with single storey and two-storey extensions to side and rear.

Internally, the main bar comprises a series of 'Olde-Worlde' dining areas surrounding an idyllic bar and inglenook fireplace. Currently configured to provide 118 covers. Function rooms to rear with additional 60+ covers plus dance area. Commercial kitchen and a cold beer store. The first floor provides a three-bedroom manager's flat in addition to a separate two-bedroom staff flat. Car park with over 80 spaces. Trade patios to front, side and rear.

Building Footprint 940 sq m (10,107 sq ft)

Site Area 5,900 sq m (1.458 acres)

Source: Nimbus Maps

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is understood to be connected to mains drainage, water and electricity.

Licensing

Permitted to sell alcohol from 9:30am until midnight seven days a week.

Planning

The property is neither listed nor in a conservation area but lies within Greenbelt.

Rating Assessment

Listed as 'Public House & Restaurant' with a rateable value of £63,500 from April 2026.

Basis of Sale

Freehold interest with vacant possession upon completion. **Guide price £1,000,000** - VAT may be payable in addition.

EPC - [Link to EPC - Energy Rating D](#)

Money Laundering

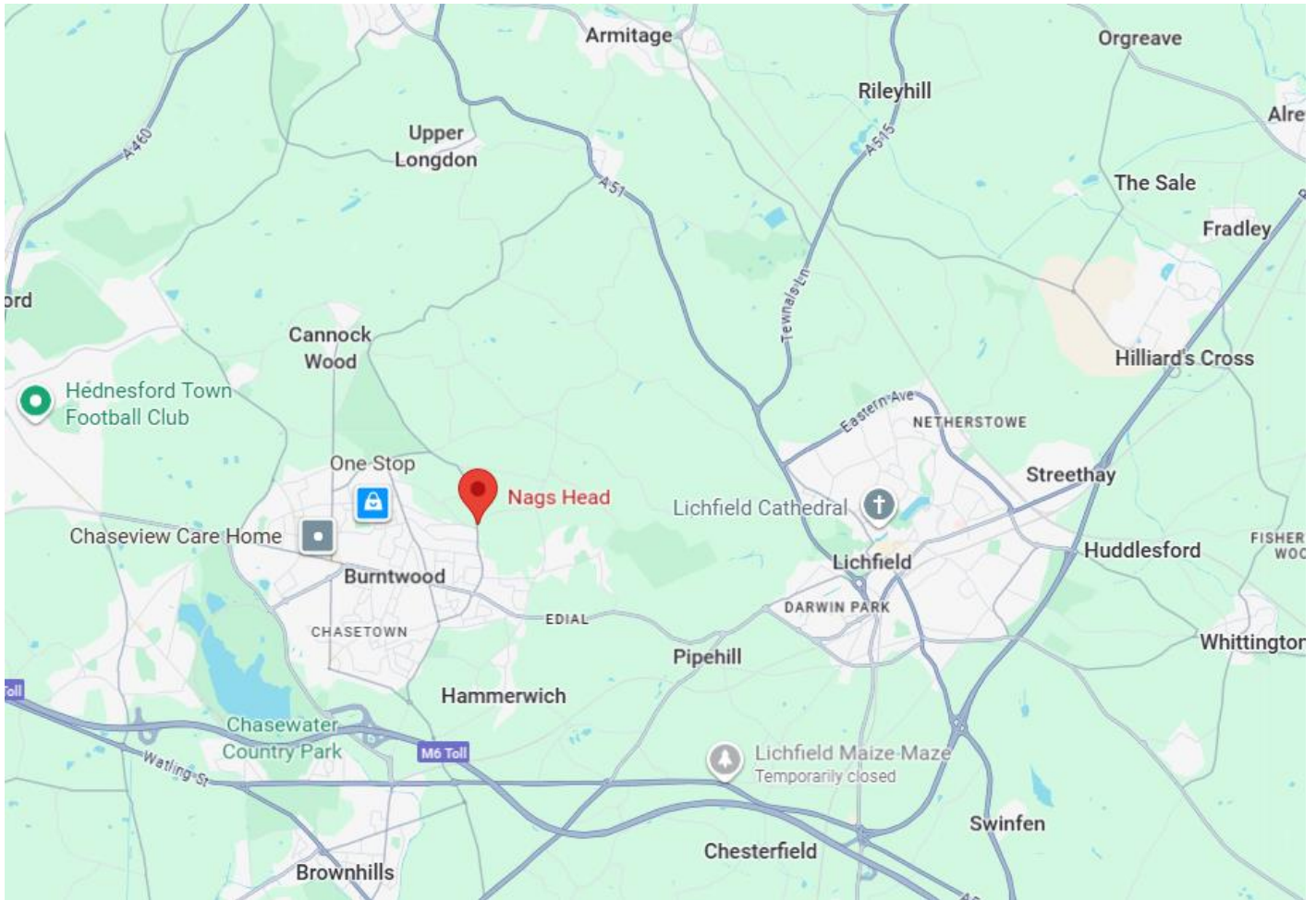
Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances. A discreet customer inspection is advised in the first instance.

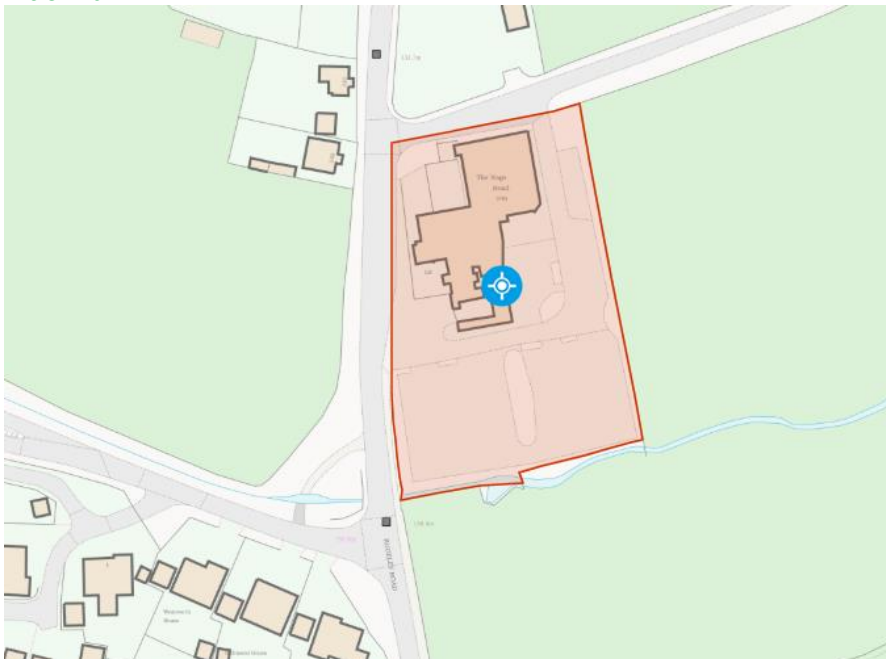
For further information or to organise a viewing, please contact either James Grimes (tel. 07989 986388 email. james.grimes@agg.uk.com) or Panayiotis Themistocli (tel. 07973 856 232 email. panayiotis.themistocli@agg.uk.com).

Location Plan - [Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes.

Title Plan



Nimbus Maps. Not to scale - Provided for indicative purposes.

FLOOR PLAN

Approximate Gross Internal Area 817 sq m / 8794 sq ft

