



YE OLDE WINDMILL

Windmill Lane, Rugeley, WS15 4NF

FREEHOLD: £950,000 | REF: 5854425

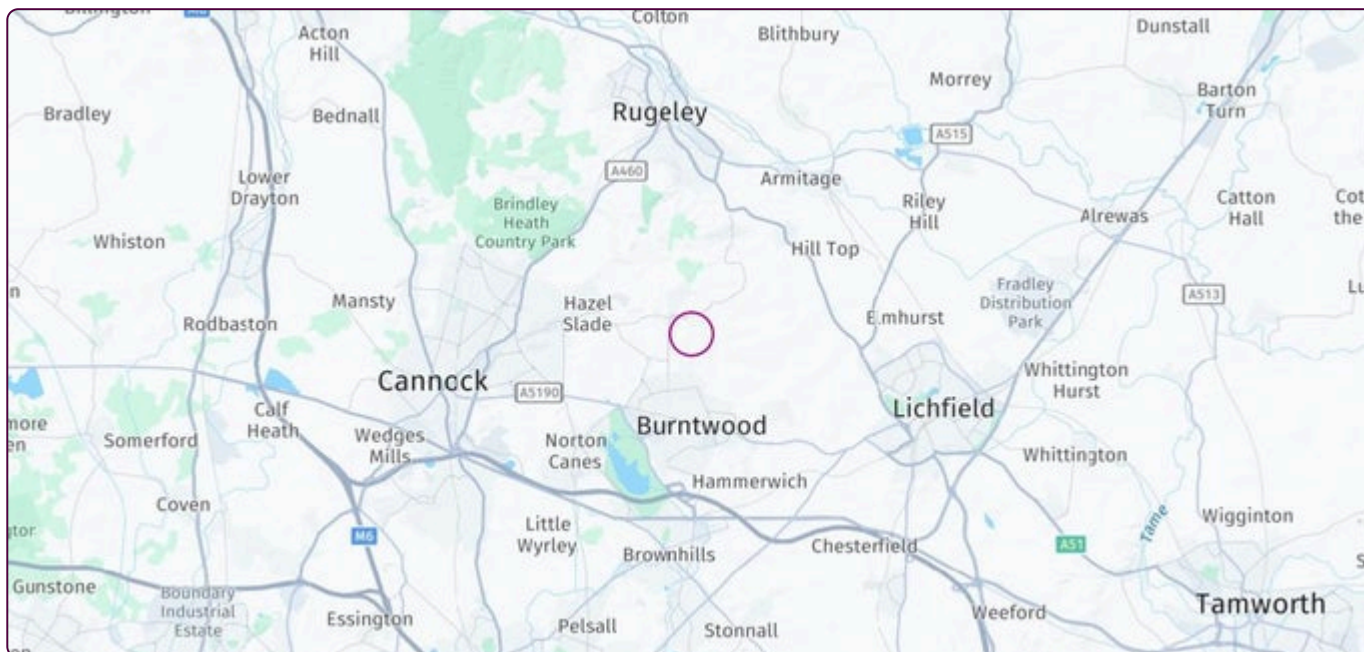
KEY HIGHLIGHTS

- Idyllic countryside location
- Popular food led destination
- Al fresco patio & beer garden (140 covers)
- 2.1 acre plot inc. bowling green
- Turnover '26 - £1.1m
- Fully managed. Energy Rating C



LOCATION

The property enjoys an idyllic Staffordshire countryside setting, benefiting from a peaceful rural environment whilst remaining highly accessible. Situated close to the A51, A38 and M6 Toll, the pub is well positioned to attract both a strong local trade and destination visitors from across the wider region. Its attractive village location and excellent transport links make it a popular choice for diners, drinkers and private event customers alike.



DESCRIPTION

This substantial detached freehold public house occupies an impressive period building dating back to the 17th century. Characterful whitewashed elevations and exposed timber beams throughout create a welcoming and authentic atmosphere, successfully combining historic charm with a well-maintained and functional trading environment. The business has established itself as one of the area's most respected food-led destinations, supported by a loyal and longstanding customer base.



INTERNAL DETAILS

The ground floor comprises a traditional snug bar accommodating approximately 34 covers, a comfortable lounge area and the principal restaurant dining space with seating for around 46 customers. Supporting the operation is a fully fitted commercial kitchen, providing excellent facilities for a high-volume food business.

To the first floor is a versatile function and dining suite offering approximately 70 additional covers, incorporating a dedicated carvery room and preparation kitchen. This flexible space is regularly utilised for larger dining parties and private functions, providing significant additional income opportunities.



TRADING INFORMATION

When operated under management the turnover to March 2026 totalled £1,098,900 net of VAT with an even split between food and drink sales. The gross profit is circa 70% with staff costs running at around 40% currently.

TRADING HOURS

Monday & Tuesday - 12.00pm - 10.30pm
Wednesday & Thursday - 12.00pm - 11.00pm
Friday - 11.30am - 11.30pm
Saturday - 12.00pm - 11.30pm
Sunday - 12.00pm - 10.00pm

REGULATORY

Premises Licence

BUSINESS RATES

Current rateable value is £84,500 as of April 2026.
Confirmation of actual business rates payable should be obtained from the local authority.

OWNER'S ACCOMMODATION

Owner's accommodation is provided in the form of a well-appointed two-bedroom flat. The living quarters comprise two double bedrooms, a bathroom, kitchen and spacious lounge. The second bedroom is currently utilised as an office, making the accommodation particularly suitable for owner-operators wishing to manage the business from site.



EXTERNAL DETAILS

Externally, the property benefits from a well-maintained patio beer garden which is perfectly suited for al fresco dining and drinking whilst enjoying far-reaching views across the surrounding countryside. A notable feature is the immaculately presented bowling green, which remains extremely popular and currently hosts 14 bowling teams, generating valuable repeat custom throughout the season as well as opportunities for corporate and community events.

Customer parking is excellent, with a dedicated car park providing over 40 spaces and additional overflow parking available, ensuring the venue can comfortably accommodate larger functions and peak trading periods.



THE OPPORTUNITY

The business represents a rare opportunity to acquire a highly successful and profitable destination pub and restaurant with an outstanding reputation for quality food and drink. The current owners have built a thriving operation supported by loyal local customers, bowlers and visitors from the surrounding area. With experienced staff in place, the business is well positioned for a smooth transition to new ownership.

Further opportunities exist to enhance turnover through increased utilisation of the first-floor function facilities for weddings, celebrations, corporate events, conferences and private dining. The combination of a strong existing trade, substantial seating capacity, extensive parking and unique bowling green facilities presents significant scope for continued growth under both experienced operators and ambitious newcomers to the sector.

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity or brand name may be removed from the property prior to, or shortly after, completion.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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