

RORY MACK

ASSOCIATES

FOR SALE: **REDUCED**

£145,000

32 Market Place

Burslem

Stoke on Trent, ST6 4AT



- **Former restaurant and takeaway premises with upper floors**
- **Prime town centre location next door to KFC**
- **60 cover restaurant plus separate takeaway area extending to 1,527 sq. ft.**
- **Upper floors previously used as residential accommodation**
- **Total NIA approximately 2,726 sq. ft. with 30 ft. main road frontage**

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

A substantial three storey property comprising a self-contained ground floor restaurant with separately accessed and self-contained living accommodation at 1st and 2nd level. The property has formerly been used as a restaurant with separate fast food area during which time the restaurant area accommodated approximately 60 covers. The upper floors have previously been used for residential purposes however its existing configuration could be adjusted to create a HMO or two independent flats, subject to planning where necessary. Externally and to the rear is a secure yard area with gates providing access to Steventon Place.

LOCATION

The premises comprises a period three story property forming part of an established terrace of mixed commercial properties in the town centre. There is on street parking fronting the premises and a number of public car parks are close by. Burslem has recently enjoyed a revival of its night life and leisure economy with a number of independent bar/pub operations starting and sustaining new businesses, creating a catchment that the subject premises can take advantage of.

ACCOMMODATION

Ground Floor:

Restaurant and bar area:	786 sq. ft.
Kitchen:	181 sq. ft.
Male and Female WC's:	-
Takeaway area:	179 sq. ft.
Basement Storage:	381 sq. ft.
Total NIA:	1,527 sq. ft.

1st Floor:

Room 1:	239 sq. ft.
Room 2:	137 sq. ft.
Room 3:	175 sq. ft.
Bathroom:	97 sq. ft.

2nd Floor:

3 Rooms:	551 sq. ft.
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Total GIA: 2,726 sq. ft.

SERVICES

All mains services are connected. No services have been tested by the agents.

VAT

The sale price is subject to VAT.

BUSINESS RATES

Rateable Value (Restaurant only): £7,600
Rates Payable: £3,116 pa (19/20)



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PLANNING

The property has a long established history as a restaurant and on 19th Nov 2013 Stoke on Trent City Council gave consent (Application no 55609) to create a separate take away area together with a new entrance door. Trading hours are from 7.00am till 12.00pm (Sunday to Thursday) and 7.00am till 2.00am (the next day) on Friday and Saturday.

On the 1st August 2007 planning Application no SOT/47173 was granted, which gave permission to extend the premises to the rear to create four 1 bedroom flats. This consent has now expired, but it is thought likely that the same permission could be renewed, subject to a new application being made.

EPC

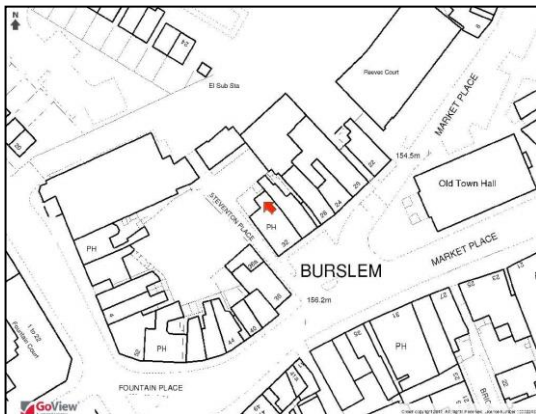
Band F (Asset Rating 134)

TENURE

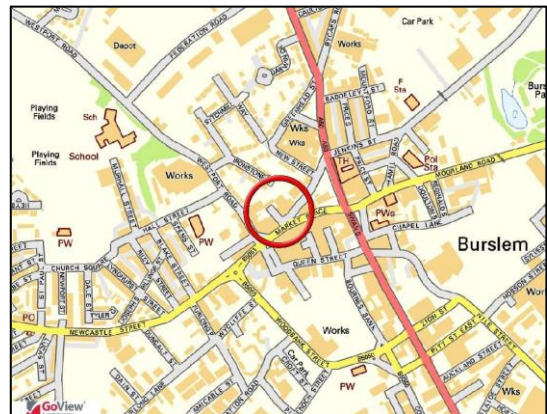
Available freehold, subject to contract with vacant possession upon completion.

C01750/26072019

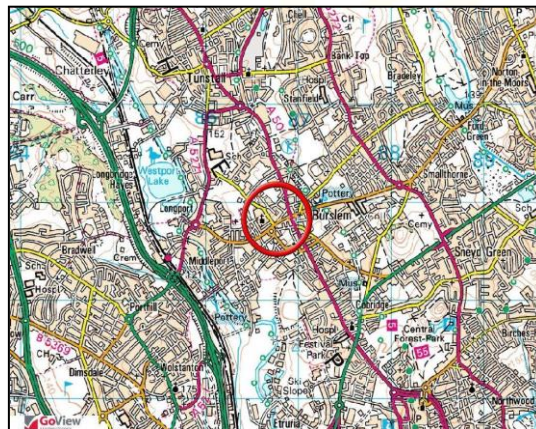
ORDANANCE SURVEY MAP



STREET MAP



TOWN MAP



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