

RORY MACK

ASSOCIATES

TO LET:

£18,995 PAX

The Red House

Longton, Stoke-on-Trent
Staffordshire, ST3 2NF



- Former public house premises
- Would suit a range of alternative uses (STP where necessary)
- Large detached accommodation with parking for up to 10 vehicles
- First floor three bedroomed living accommodation
- Total NIA of 4,213.8 sq. ft.

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

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GENERAL DESCRIPTION

The Red House is a former public house, which has been recently refurbished and is close to Longton Town Centre. The building benefits from parking to the front and side, along with 2,253.6 sq.ft. of ground floor internal accommodation to include: two large bar areas (with 9 beer lines); a kitchen; toilets and storage areas. The first-floor accommodation extends to 1,340.8 sq.ft. and is currently set up as a 3 bedroom flat. There is also a 619.4 sq.ft. basement/cellar. The property may suit alternative uses (STP).

LOCATION

As per the attached location map, the property is located on Heathcote Road, which is 0.9 miles to Longton Town Centre, 0.4 miles to the A50 and 2.1 miles to the A500.

ACCOMMODATION

Ground Floor:

Entrance: 244.1 sq.ft.
Lounge 1: 549.8 sq.ft.
Lounge 2: 537.6 sq.ft.
Bar 1: 161.2 sq.ft.
Bar 2: 161.2 sq.ft.
Back Hall: 130.4 sq.ft.
Gents WC: 107.4 sq.ft.
Ladies WC: 11.6 sq.ft.
Flat entrance: 91.3 sq.ft.
Back Lounge: 187.7 sq.ft.
Kitchen: 99.8 sq.ft.

First Floor:

Bathroom: 60.3 sq.ft.
Kitchen: 122.4 sq.ft.
Kitchen Store: 27.1 sq.ft.
Dining: 154.3 sq.ft.
Lounge: 218 sq.ft.
Hallway 1: 86.8 sq.ft.
Hallway 2: 82.5 sq.ft.
Bedroom 1: 204.9 sq.ft.
Bedroom 2: 171.7 sq.ft.
Bedroom 3: 212.8 sq.ft.

Basement/cellar:

Room 1: 132 sq.ft.
Room 2: 72.6 sq.ft.
Room 3: 236.2 sq.ft.
Room 4: 178.6 sq.ft.

Total NIA: 4,213.8 sq.ft.

SERVICES

Main's water, drainage, gas and electricity are connected. No services have been tested by the agent.

VAT

The rent price is not subject to VAT.

EPC

Band C - Asset Rating 61.

BUSINESS RATES

Rateable Value: £5,700

Rates Payable: £2,798.70 pa (2019/2020)

Please note that if you qualify for Small Business Rates Relief you may be entitled to a 100% exemption

PLANNING

Historically, the property had a Use Class Order of A4, which changed to Sui Generis in September 2020, although the property would suit a range of alternative uses such as Restaurant, Convenience Store, Nursery (subject to planning).

LOCAL AUTHORITY:

Stoke-on-Trent City Council

01782 232372 - planning department.

TENURE

Available by the way of a Full Repairing and Insuring lease for a term to be agreed. Rent reviews every three years. The incoming tenant will be responsible for the landlord's reasonable legal fees.

C02102/10112021



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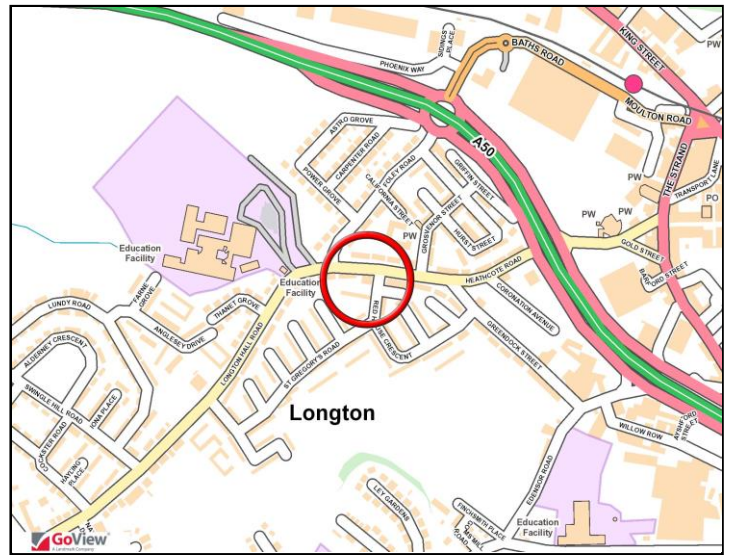
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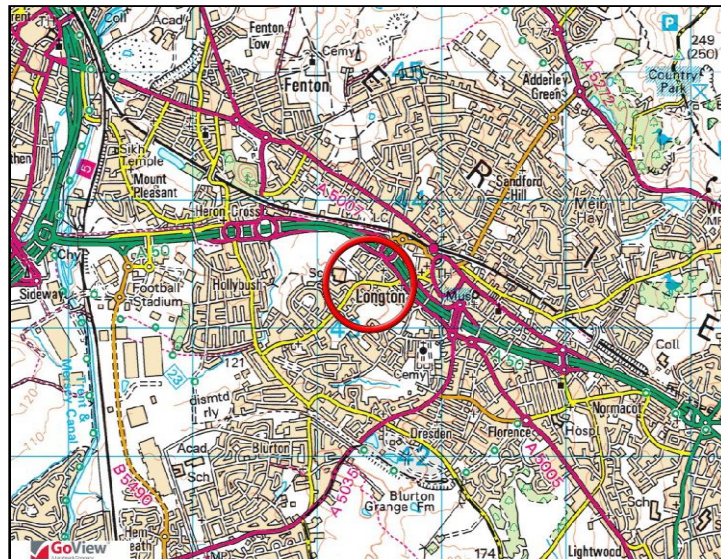
ORDNANCE MAP



STREET MAP



TOWN MAP



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