

RORY MACK

ASSOCIATES

FOR SALE:

£260,000

## The Swan, Swan Square

Burslem, Stoke-on-Trent,  
Staffordshire, ST6 3EA



- Superbly presented and fully modernised former public house extending to 2,983 sq ft (GIA)
- 1st floor function areas and two bedroom flat on the 2nd floor
- Now with F.1 consent (Education and Training Centres)
- Property Retains its Premises Licence No: 315241
- Town centre location fronting onto public open space
- Would suit Office, Bar/Restaurant, Retail or Residential (STP)
- EPC 68 (Band C)

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## GENERAL DESCRIPTION

The property comprises an attractive three storey public house centrally located in the town immediately adjacent to a recently refurbished public amenity area. The property is constructed of brick elevations supporting a pitched roof together with an enclosed flat roof surface to the rear, which also provides an external seating area. The ground floor is arranged in open plan with a bar area to the front together with private function room to the rear. There is also a fully fitted kitchen with extraction. At first floor level is another function area with its own toilet and bar area, ideal for private parties. At second floor is a spacious 2-bedroom apartment with open plan kitchen/diner. The property was acquired by the vendor in 2010 and shortly thereafter was completely refurbished. It is now presented in excellent order throughout and currently operates as a training centre with D1 usage.

## LOCATION

The property has an extensive frontage to Swan Square and is immediately adjacent a large area of public amenity space with seating areas. Located in the centre of town adjacent to a wide range of retail and leisure operators the property is also close to public car parking.

## ACCOMMODATION

### Ground Floor:

Bar Area: 925 sq. ft.

Function Room: 260 sq. ft.

Kitchen: 185 sq. ft.

Ladies/Gents WC: 179 sq. ft.

Entrance/Lobby Area: 88 sq. ft.

### 1st Floor:

Function Room: 334 sq. ft.

WC: -

Office 1: 35 sq. ft.

Office 2: 182 sq. ft.

Bar Area: 80 sq. ft.

### 2nd Floor:

Kitchen/Diner: 365 sq. ft.

Utility: 24 sq. ft.

Shower Room: 31 sq. ft.

Bedroom 1: 112 sq. ft.

Bedroom 2: 182 sq. ft.

**Total GIA: 2,983 sq. ft.**

**Cellar: 438 sq. ft.**

## SERVICES

All mains services are connected. Gas fired central heating throughout. Please note that no services have been tested by the agents.

## PLANNING

Used as a bar previously, the premises had an A4 (Drinking Establishment) Use Class Order which was changed on the 28 April 2021 to D1 –(Non-residential education and training centre) Now classed as F.1 under the new use classes order.

The property still benefits from a Premises Licence from Stoke-on-Trent City Council under Licence number 315241. The licence is transferrable at a small cost.

## BUSINESS RATES

**Rateable Value:** £28,750.00

**Rates Payable:** £14,346.25 per annum (2021/2022)

## VAT

The price is subject to VAT.

## EPC

Band C - Asset Rating 68

## TENURE

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

C02112/080621

# RORY MACK

## ASSOCIATES



Strictly by appointment through agents:

Rory Mack Associates

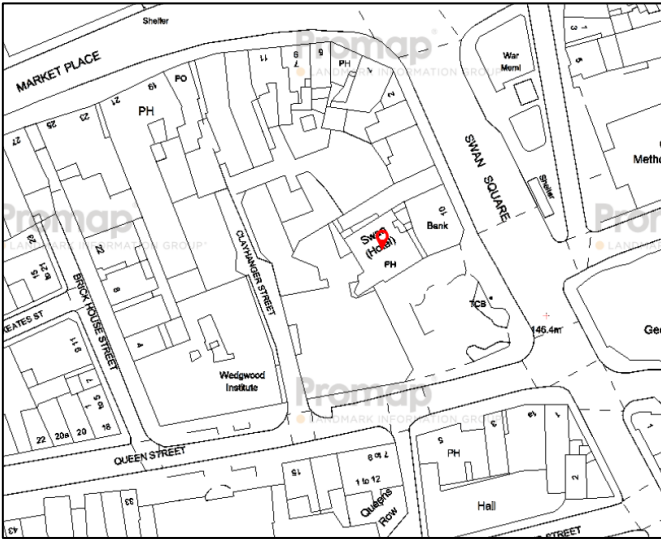
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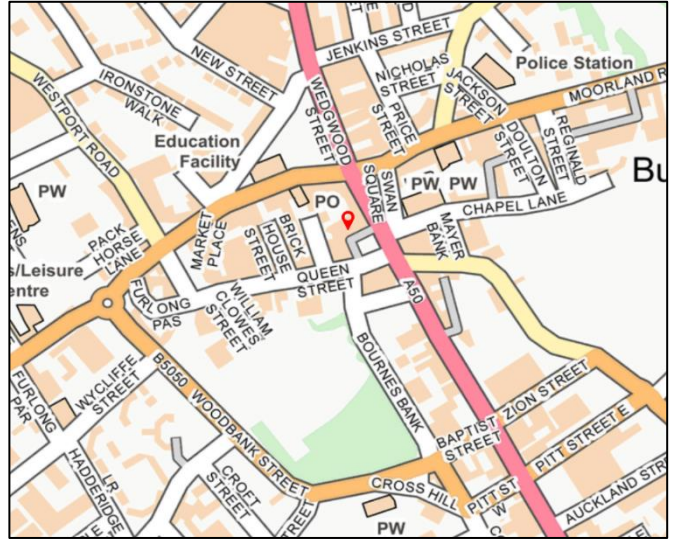
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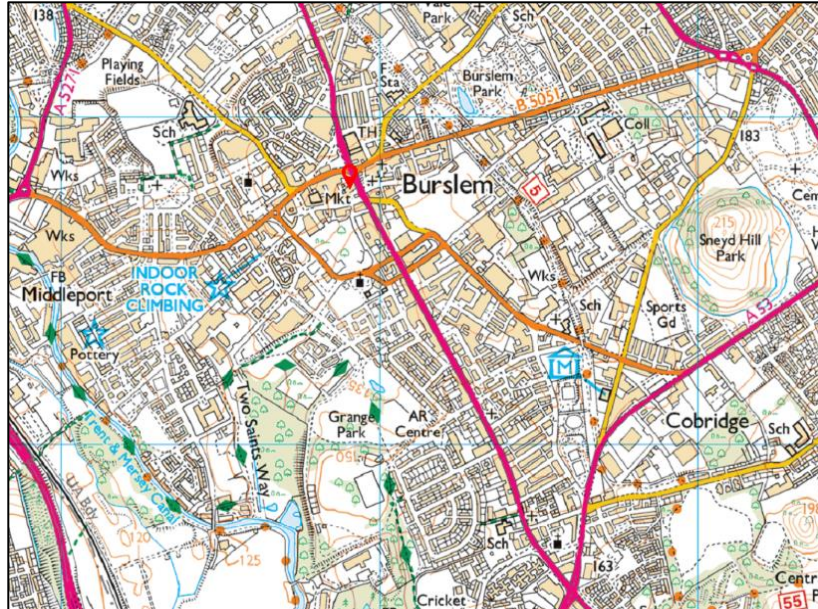
**ORDNANCE SURVEY MAP**



**STREET MAP**



**TOWN MAP**



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