

RORY MACK

ASSOCIATES

FOR SALE:

£130,000

TO LET:

£12,000 PAX

11 Cheapside

Hanley, Stoke on Trent  
Staffordshire, ST1 1HL



- Fully fitted Fish and Chip Restaurant/Takeaway
- Total NIA: 693 sq ft
- Property split into takeaway and restaurant with toilets either side
- Within Cultural Quarter and close to Regent Theatre
- EPC: 92 (Band D)

COMMERCIAL ESTATE AGENCY  
VALUATIONS  
RENT REVIEWS & LEASE RENEWALS  
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS  
BUILDING SURVEYS  
EXPERT WITNESS REPORTS  
RATING APPEALS

SCHEDULES OF CONDITION  
SCHEDULES OF DILAPIDATIONS  
RESIDENTIAL LETTINGS  
CPO NEGOTIATIONS

Holly House,  
37 Marsh Parade,  
Newcastle-under-Lyme,  
Staffordshire ST5 1BT

T: 01782 715725

F: 01782 715726

E: [enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)



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

[WWW.RORYMACK.CO.UK](http://WWW.RORYMACK.CO.UK)

### GENERAL DESCRIPTION

A ground floor fish and chip takeaway and restaurant in the centre of Hanley offering a takeaway service with the added benefit of a separate seating area accommodating 36 covers with toilets.

The property is split in two down the middle with the takeaway on the left-hand side, consisting of a counter area, kitchen and preparation area and staff toilets. The kitchen is complete with stainless-steel equipment and laminated worktop areas for food preparation. On the right-hand side is the seating area with laminate flooring, tables and chairs for 36 people and customer toilets.

### LOCATION

The property occupies a central position in the pedestrianised town centre of Hanley, just off Piccadilly (Cultural Quarter) and within a short walk of The Regent Theatre.

### ACCOMMODATION

|                      |                  |
|----------------------|------------------|
| Counter/Kitchen area | 307 sq ft        |
| Seating area         | 307 sq ft        |
| Preparation area     | 79 sq ft         |
| WC x 2               | --               |
| <b>Total NIA:</b>    | <b>693 sq ft</b> |

### SERVICES

All mains services are connected. Gas central heating installed. No services have been tested by the agents.

### VAT

The rent and purchase price is not subject to VAT.

### BUSINESS RATES

Rateable Value: £8,400

Rates Payable: £4,191.60 pa (22/23)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates exception.

### TENURE

Available on a 999 year long leasehold basis subject to a ground rent of £100 pa and contract with vacant possession upon completion. The purchase price of £130,000 includes the fixtures and fittings.

Alternatively, by way of a new full repairing and insuring lease for a term of years to be agreed subject to rent reviews every five years and with each party bearing their own legal costs. If the property is let the incoming tenant will be required to pay a premium of £10,000 for the catering equipment.

### ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



Strictly by appointment through agents:

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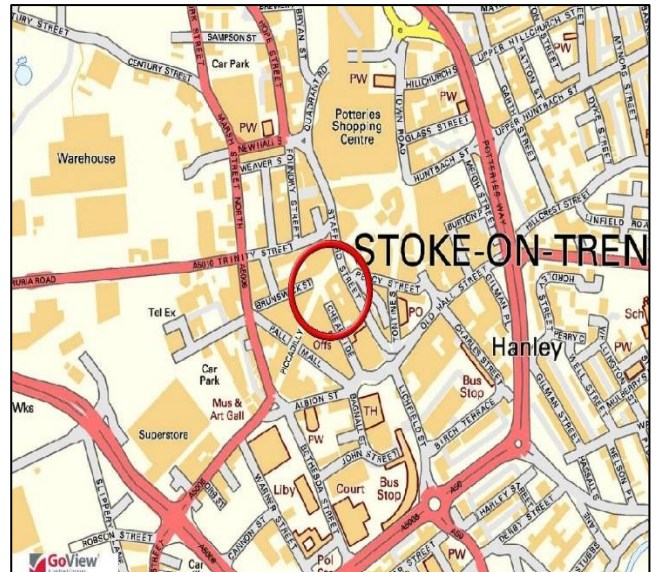
E: enquiries@rorymack.co.uk



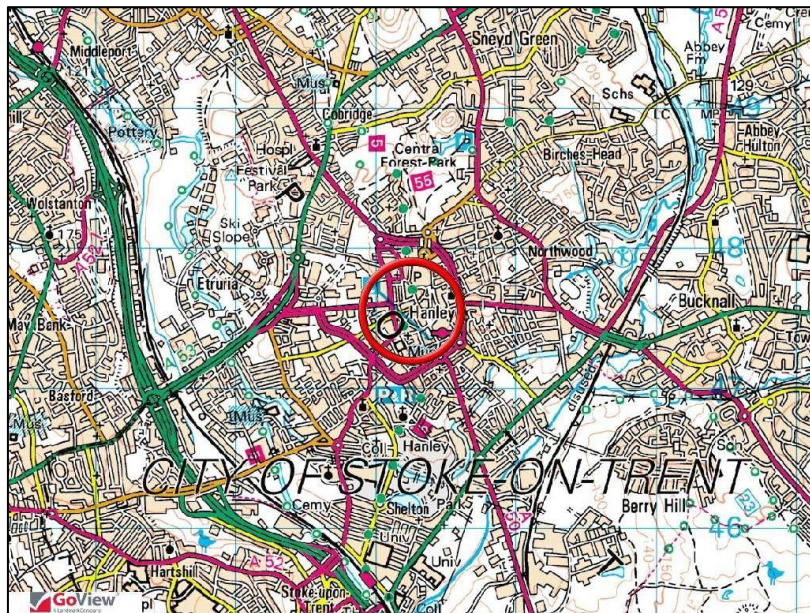
ORDANANCE SURVEY MAP



STREET MAP



TOWN MAP



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