

FOR SALE:

£100,000

'Hamil Oatcakes and Snacks'

157 Hamil Road, Burslem,
Stoke-on-Trent, ST6 1AP

- **Fantastic business opportunity – due to retirement**
- **Fully fitted longstanding 'Oatcake' shop together with the freehold premises**
- **Profitable and easy to run business with scope to increase turnover**
- **Main road premises in densely populated area extending to 669 sq ft**
- **Great opportunity to run your own business**
- **EPC: TBC**

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

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Rory Mack Associates Ltd.

Registered in England & Wales.

Reg No. 6424169

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GENERAL DESCRIPTION

'Hamil Oatcakes and Snacks' briefly comprises an Oatcake shop and trading business which has been serving the local community and beyond for decades. The current proprietor has owned and operated the business for over twenty years and is now offering the premises and business as a going concern for sale due to retirement. The premises is fully fitted and will be sold with the benefit of all the fixtures and fittings required to operate. Most importantly, the closely guarded recipe required to make the oatcakes will be provided to ensure the popularity of the product and the proprietor is prepared to provide a brief handover period of training once the sale completes to ensure business continuity.

The premises comprises a mid-terrace property with a sales area and counter to the rear of which are the hotplates where food is freshly cooked. Behind the sales area are two further kitchen/food prep rooms and at first floor are two offices/stores. There is also a concrete sectional garage to the rear.

LOCATION

The premises is prominently located on Hamil Road in a densely populated area and within 200 yards of Port Vale Football Club and is approx. a ¼ of a mile to the north of Burslem town centre.

ACCOMMODATION

<u>Ground floor</u>	<u>First floor</u>	
Sales area:	132 sq ft	Room 1:
Food prep area:	135 sq ft	Room 2:
Kitchen:	135 sq ft	
W.C.	-	
Total NIA:	669 sq ft	

To the rear is a single concrete sectional garage (16'0" x 9'3") providing 148 sq ft.

THE BUSINESS

'Hamil Oatcakes and Snacks' is thought to have traded from the same premises for nearly 100 years and the current proprietor took over the business in the late 1990s. The proprietor trades as a 'sole trader' and will sell the business as a going concern together with all the fixtures and fittings and stock at valuation. Accounts can be made available to interested parties who view the property at which time the proprietor will be able to explain in greater detail how the business operates. There are many ways in which turnover and profitability can be increased and at the moment the proprietor only opens for fairly limited hours.

SERVICES

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

BUSINESS RATES

Rateable Value: £1,600 Rates Payable: £798.40 pa (22/23)

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

TENURE

The property is available freehold, subject to contract and with vacant possession upon completion and is not elected for VAT.

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:

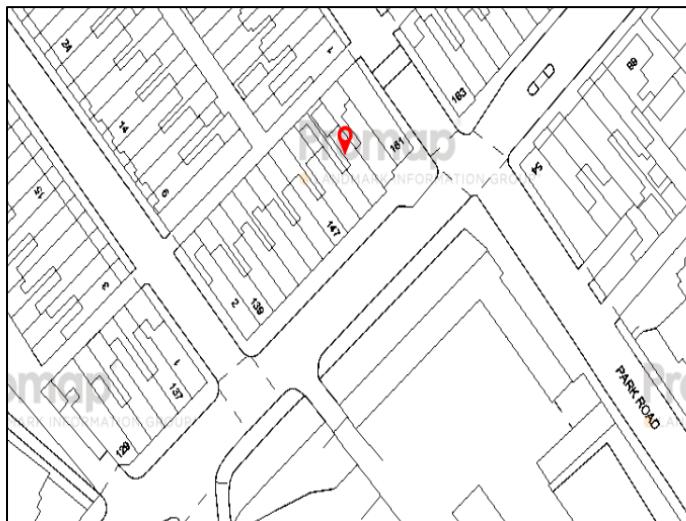
Rory Mack Associates

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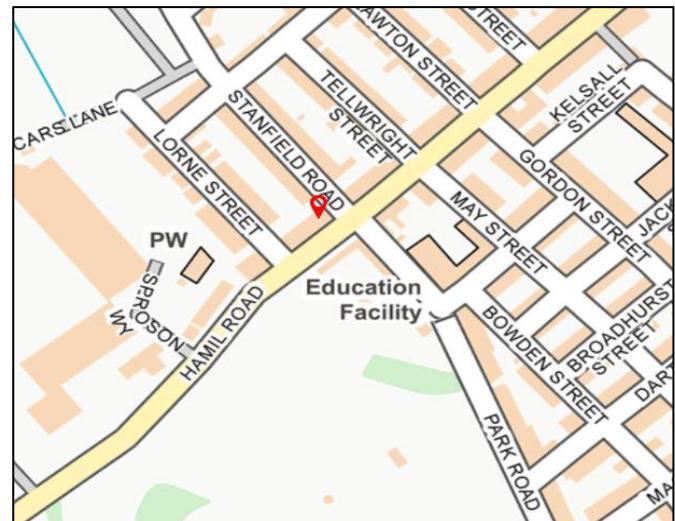
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ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP

