

# RORY MACK

ASSOCIATES



**74A-76 KEELINGS ROAD,  
NORTHWOOD, STOKE-ON-TRENT,  
ST1 6PB**

**FOR SALE  
REDUCED  
£79,950**

- Prominently located main road fronted café premises with offices
- NIA 1,044 sq.ft
- Suitable for a range of businesses (STP)
- Located within 0.5 miles of Hanley town centre
- EPC Band C (73)



**74A-76 KEELINGS ROAD, NORTHWOOD**

**STOKE-ON-TRENT**

**STAFFORDSHIRE, ST1 6PB**

#### GENERAL DESCRIPTION

An attractive café premises enjoying a prominent frontage on a busy main road, benefiting from high volumes of passing traffic and strong visibility. Situated in a popular trading area, the property is close to a number of established national retailers including The Co-op, Coral, and Wrights Pies. The ground floor offers a spacious and practical layout, comprising a main sales area, rear sales area, storage rooms, a kitchen, and WC facilities. The first floor includes two generously sized offices, suitable for administrative use or potential conversion to suit a range of business needs. Ideal for café operators or retailers looking for a well-positioned site with excellent roadside exposure.

#### LOCATION

The property is located in a well-established residential area. It benefits from good local amenities and is conveniently positioned for access to the city centre. The location offers excellent road links, with easy access to the A500 (3 miles) and A50 (4 miles). The property is located within 0.5 miles to Hanley town centre.

#### BUSINESS RATES

Rateable Value: £4,150

Rates Payable: £2,070.85 pa (25/26)

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

#### VAT

The purchase price is not subject to VAT.

#### ACCOMMODATION

##### Ground floor

Sales 1:	161 sq ft
Sales 2:	113 sq ft
Sales 3:	160 sq ft
Store 1:	57 sq ft
Kitchen:	132 sq ft
Store 2:	18 sq ft
Lean to:	50 sq ft
Store 3:	39 sq ft

##### First floor

Office 1 :	168 sq ft
Office 2:	146 sq ft

**Total NIA: 1,044 sq ft**

#### SERVICES

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

#### TENURE

Available freehold subject to contract and with vacant possession.

#### 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.





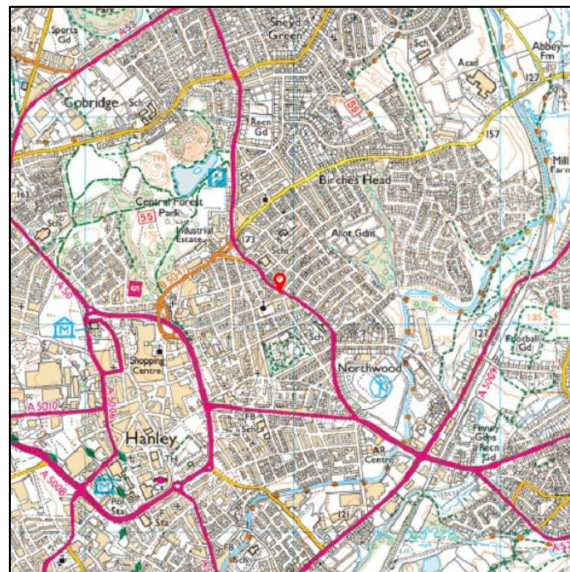
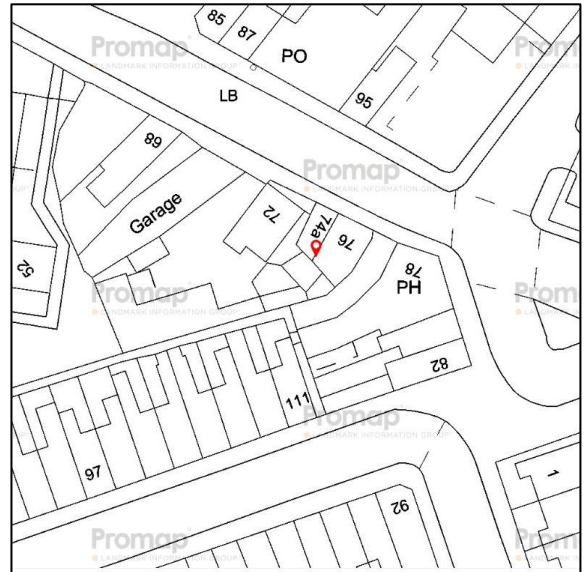
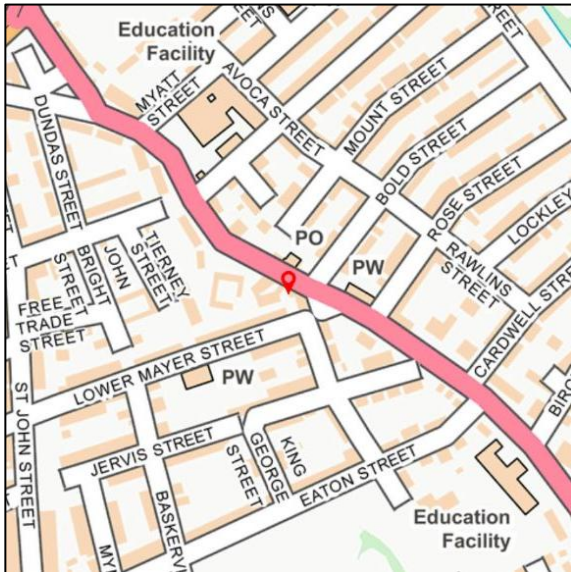
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## OFFICE

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements