

RORY MACK

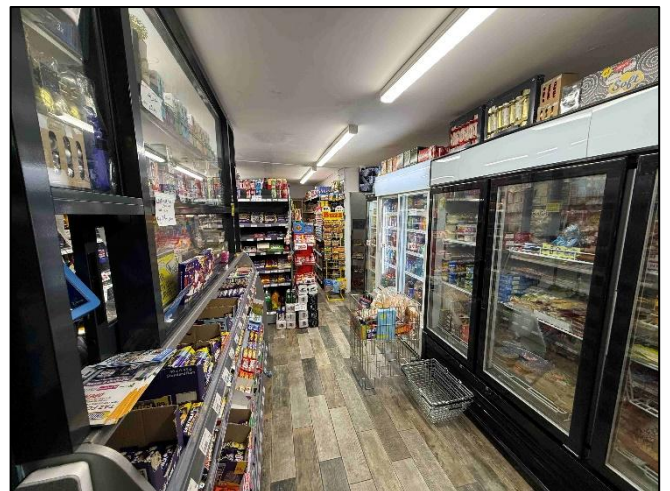
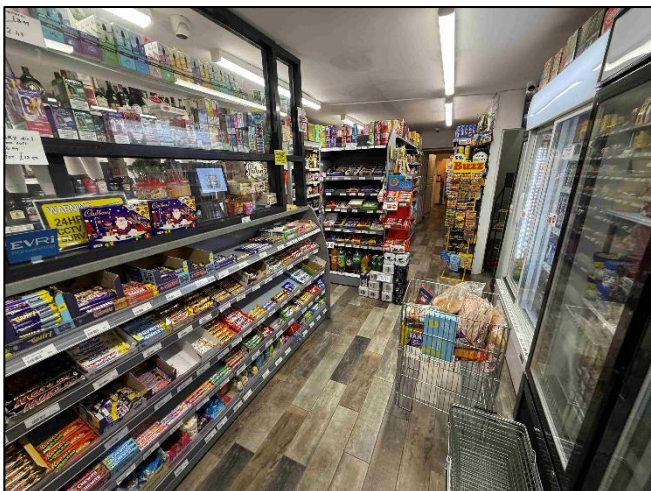
ASSOCIATES



**117 BUCKNALL ROAD,
HANLEY, STOKE ON TRENT,
ST1 2BG**

**FOR SALE
£135,000**

- **Edge of town centre retail investment property**
- Recently refurbished ground floor shop with potential for a flat above
- 20 year FRI lease from March 2025 producing £13,200pa
- No break clause and rent reviews every 5 years
- Initial gross yield (before 5th year) of 9.8%



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GENERAL DESCRIPTION

A mid-terraced building of brick elevations with pitched tiled roof coverings, offered to the market as a fully-let income producing investment. The ground floor offers 594 sq ft of usable space plus WC. The first floor accommodation, which is accessed via an internal staircase forms part of the overall commercial lease and comprises a two rooms, a kitchen and family bathroom and has the potential of being turned into a one bedroom flat, subject to planning. The property has undergone a full refurbishment during the last 12 months and is offered with the benefit of a 20 year lease with no breaks, resulting in an initial gross yield of 9.8%.

LOCATION

The property is Located on Bucknall New Road, (A5008) one of the principal throughfare routes into the city centre and is also opposite an area of significant regeneration comprising the development of a substantial number of new houses.

TENANCY DETAILS

The whole building is let to a private individual, T/A Taz Food & Wine at £13,200pa on an FRI lease from 27th March 2025 for 20 years with no break clause. Copy of the lease available upon request.

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with the benefit of the existing FRI lease.

BUSINESS RATES

Rateable Value: £6,200

The tenant is responsible for payment of any business rate liability where applicable.

SERVICES

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

ACCOMMODATION

Ground Floor:

Sales:	485 sq ft
Kitchen:	109 sq ft
WC:	--
Total NIA:	594 sq ft

First Floor:

Room one:	217 sq ft
Room two:	122 sq ft
Room three:	102 sq ft
Bathroom:	50 sq ft
Total NIA:	491 sq ft

Total NIA: 1,085 sq ft

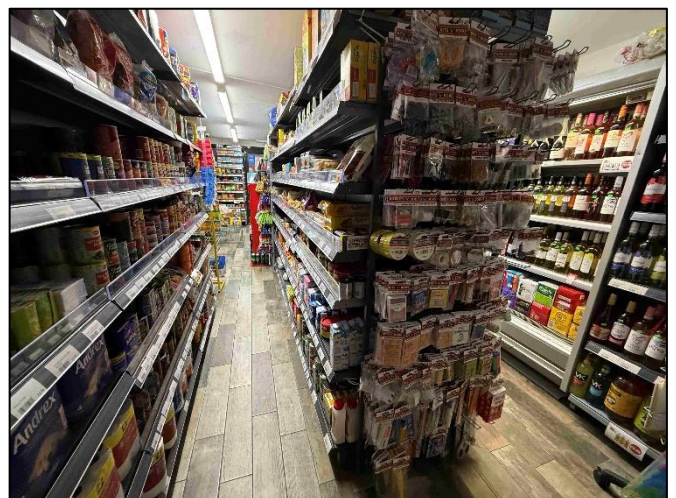
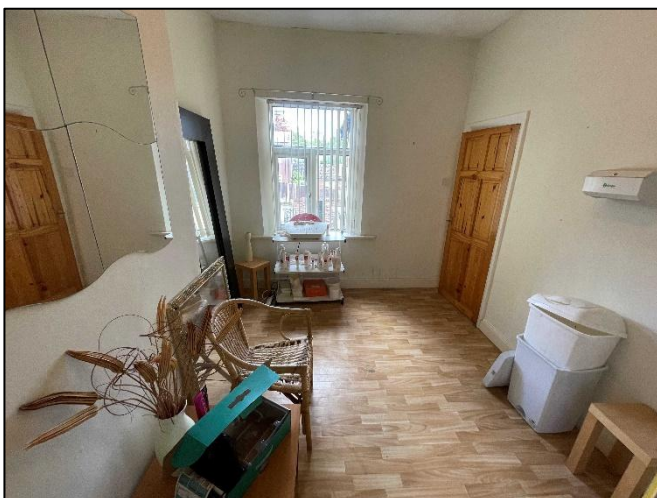
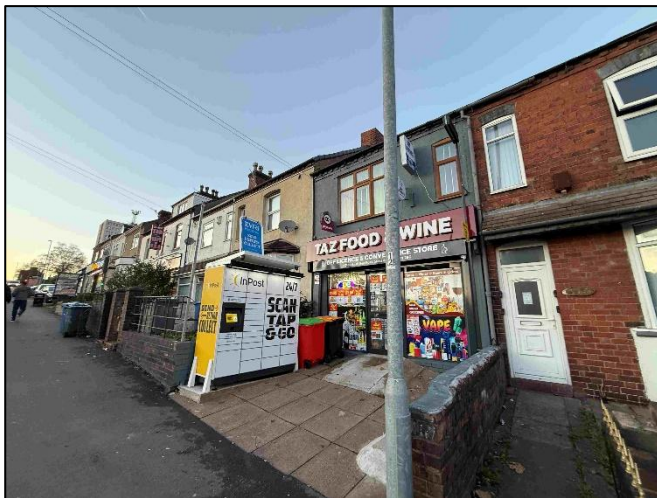
EPC

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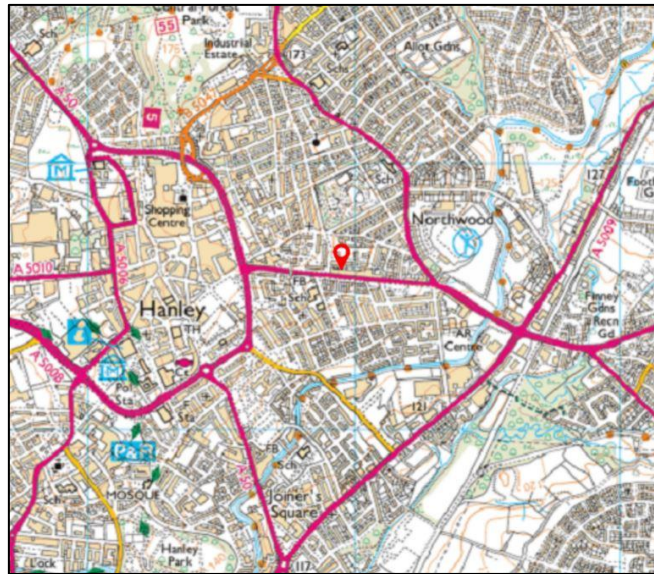
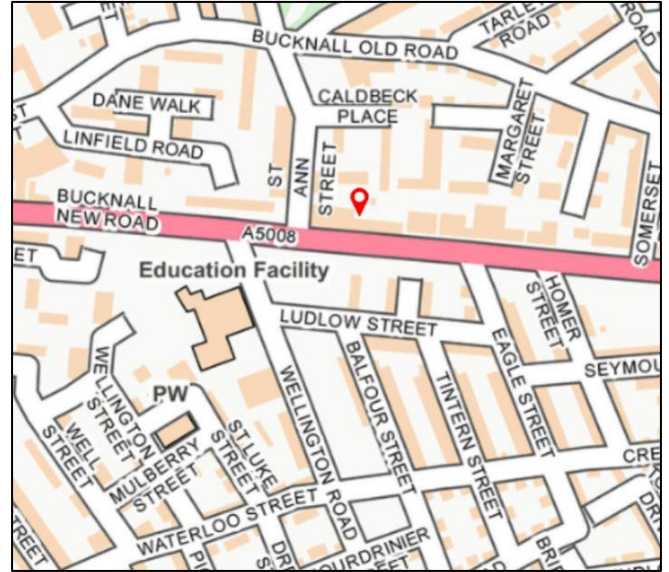
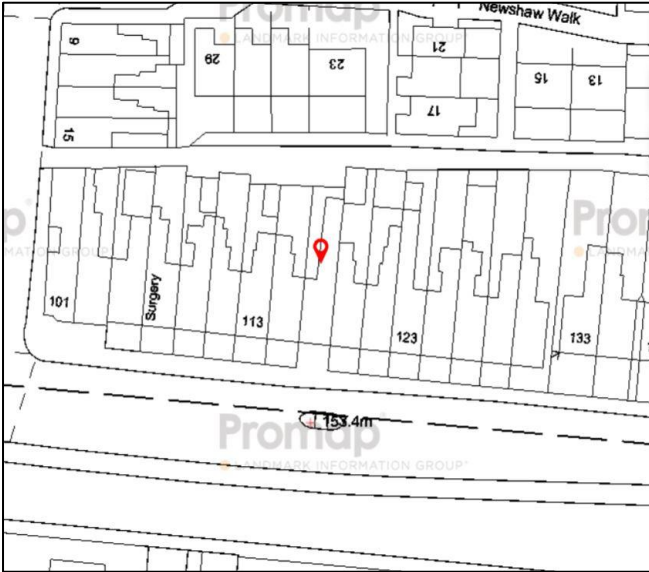
ANTI MONEY LAUNDERING REGULATIONS

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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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