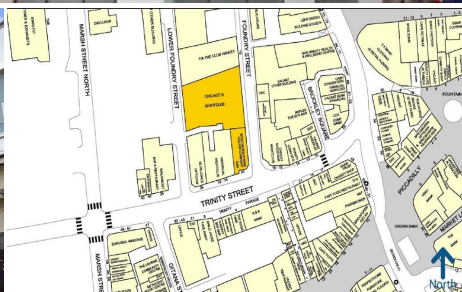


Commercial for Sale - POA

Trinity Street, Hanely, Stoke-on-trent, Middlesex, ST1 5HE



The property is not VAT elected.

Viewings
Strictly by appointment via bbb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent ST1 5BH. Telephone 01282 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

Energy Performance Certificate
The current rating is G. A copy can be provided upon request.

IMPORTANT NOTICE
In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and contact us are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract. The copyright of all details, photographs and floorplans remain the possession of bbb.

KEY FEATURES

- CHICAGO ROCK CAFE • NIGHT CLUB/BARS • HOTELS TO STAY WITHIN 0.3 MILES • ROAD COMMUNICATIONS ARE GOOD WITH M6 • NEAR TO OTHER NIGHT CLUBS AND BARS

Description

The City of Stoke-on-Trent has a resident population of some 241,000.

It is licensed area which is till late.

There lots of pubs and nightclubs in the neighbourhood.

The licence nearby includes walkabout bar, Fiction nightclub.

Hotels such as Premiere Inn and Quality Hotel both are nearby (0.3 miles)

Location

The City of Stoke-on-Trent is made up of six towns of Stoke, Hanley, Longton, Burslem, Fenton and Tunstall. Hanley is the main one which is known for commercial and retail centre.

Hanley and the locality of the property is considered as Stoke-on-Trent's main.

Stoke-on-Trent is located roughly innermost between the major downtown of Manchester to the north, Birmingham to the south and Derby/Nottingham to the east; all of which are approximately one hour distant from the City.

DIRECTIONS

The property is located on Trinity Street and Foundry Street. Trinity Street is a one way system accessed from Etruria Road, Marsh Street North or Marsh Street South.

Boston Brothers

The premise is prominently located on the corner of Trinity Street and Foundry Street with an attractive curved frontage. The premise provides trading areas over two floors.

The Lease details are as follows:

Tenant: Rift Cocktail Bars Limited

Term: 10 years from 23 May 2016

Repair: Full repairing and insuring

Rent: £46,000 pa with annual reversions in 1st 5 years as follows

Reversions: Yr1 £10,000, Yr2: £9,000,

Yr3: £8,000, Yr4: £7,000 Yr5: £6,000.

Chicago Rock Cafe

The premise is located on Foundry Street and trades over two floors.

The Lease details are as follows:

Tenant: Chicago Leisure Limited

Term: 25 years from 9 November 1999

Rent review: 5 year review

Repair: Full repairing and insuring

Rent: £85,000 pa

The Tenant is a subsidiary of The Deltic Group Limited.

Business Rates

The VOA website advises the rateable value for 2017/18 are:

Boston Brothers £71,500

Chicago Rock Cafe: £74,000

The standard non-domestic business rates multiplier is 47.9p

Bjb recommends interested parties make their own enquiries with Stoke-on-Trent City Council Business Rates Department for any further information.

Planning

Bjb recommend that purchasers contact the local authority with any enquiries relating to planning.

Services

All mains services are available subject to any reconnection which may be necessary.

Tenure

The property is being offered freehold with the benefit of an under Lease of the whole to Mastdata Properties Limited who pay £800 per annum to the freeholder, connected parties. Mastdata Properties Limited sub-lease the property to the current occupiers.

Yield

Based upon the total income of £131,000 pa this represents a gross yield of 10.08% and a net yield of 9.53% assuming purchasers costs of 5.69%.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

VAT

Former Odeon Cinema

Trinity Street, Hanley, Stoke-on-Trent ST1 5HE

OFFERS IN THE REGION OF £1,300,000

An excellent commercial investment opportunity producing a total current income of £131,000. The property is located within Hanley town centre on one of the main leisure circuits. The property consists of two nightclub/bars trading as Chicago Rock Cafe and Boston Brothers.

The City of Stoke-on-Trent has a resident population of some 241,000. The City of Stoke-on-Trent is made up of six towns of Stoke, Hanley, Longton, Burslem, Fenton and Tunstall, of which Hanley is the main commercial and retail centre. Hanley and the locality of the property is considered as Stoke-on-Trent's main late night/licensed area with many pubs and nightclubs in the vicinity. Nearby licenced premises include Walkabout bar and Fiction nightclub. Hotels in the area include Premiere Inn and Quality Hotel both within 0.3 miles.

Stoke-on-Trent is located approximately equidistant between the major conurbations of Manchester to the north, Birmingham to the south and Derby/Nottingham to the east; all of which are approximately one hour distant from the City. Road communications are good with the M6 motorway passing approximately five miles to the west of the City. Junctions 15 and 16 of the M6 motorway provide good access to the City as a whole. The A50 dual carriageway forms an east/west link through the south of the City as well as providing a direct link between the M6 and M1 motorways with Derby and Nottingham.

