

RORY MACK

ASSOCIATES

FOR SALE:

£130,000

TO LET:

£10,000 PAX

234–236 Werrington Road

Bucknall, Stoke-on-Trent
Staffordshire, ST2 9AW



- Double fronted retail premises currently trading as a Fish and Chip shop
- Benefits from A5 (Hot Food Takeaway)
- Would suit alternative uses (STP)
- EPC: Band E (Asset Rating 112)
- Total NIA 2,084 sq. ft.

COMMERCIAL ESTATE AGENCY
VALUATIONS
RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

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

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SCHEDULES OF DILAPIDATIONS
RESIDENTIAL LETTINGS
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37 Marsh Parade,
Newcastle-under-Lyme,
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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

A fantastic opportunity to purchase a double fronted retail premises, currently trading as Bucknall Fish and Chip Shop. The premises benefits from hot food and takeaway use however would suit alternative uses (subject to planning). There is also a 2-bedroom apartment located on the 1st floor.

****The business and equipment can also be made available by way of separate negotiations. ****

LOCATION

As referenced on the attached plan, the premises is located on Werrington Road in Bucknall.

ACCOMMODATION

Ground Floor:

Sales:	659 sq. ft.
Food Preparation:	95 sq. ft.
Store:	72 sq. ft.
Kitchen:	63 sq. ft.
Store:	132 sq. ft.
Office:	134 sq. ft.
WC:	—
Hall:	64 sq. ft.
Total Ground Floor:	1,219 sq. ft.

1st Floor:

Living room:	207 sq. ft.
Dining room:	135 sq. ft.
Kitchen:	97 sq. ft.
Bathroom:	97 sq. ft.
Bedroom:	230 sq. ft.
Bedroom:	99 sq. ft.
Total First Floor:	865 sq. ft.

Total NIA: 2,084 sq. ft.

SERVICES

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

VAT

The sale price and rent are not subject to VAT.

BUSINESS RATES

Rateable Value: £7,300

Rates Payable: £3,584.30 pa (19/20)

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

EPC

Band E (Asset Rating 112)

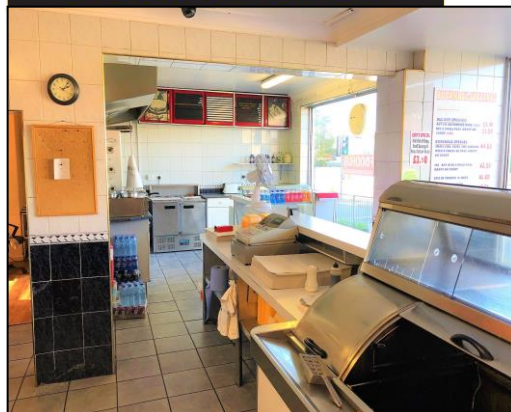
TENURE

Available freehold, subject to contract and with vacant possession upon completion. Alternatively, available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to a rent review every three years. Each party will be responsible for their own legal fees.

C01845/25102019

RORY MACK

ASSOCIATES



Strictly by appointment through agents:

Rory Mack Associates

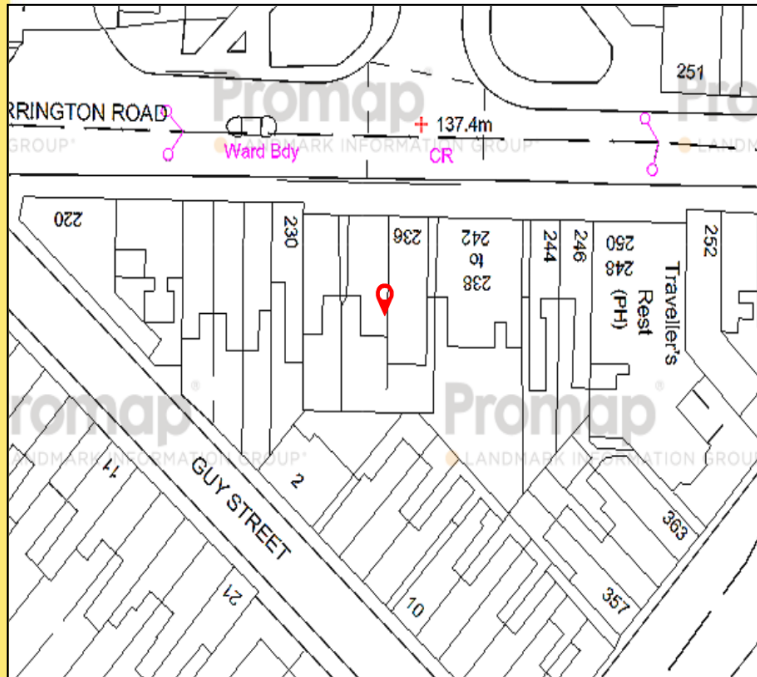
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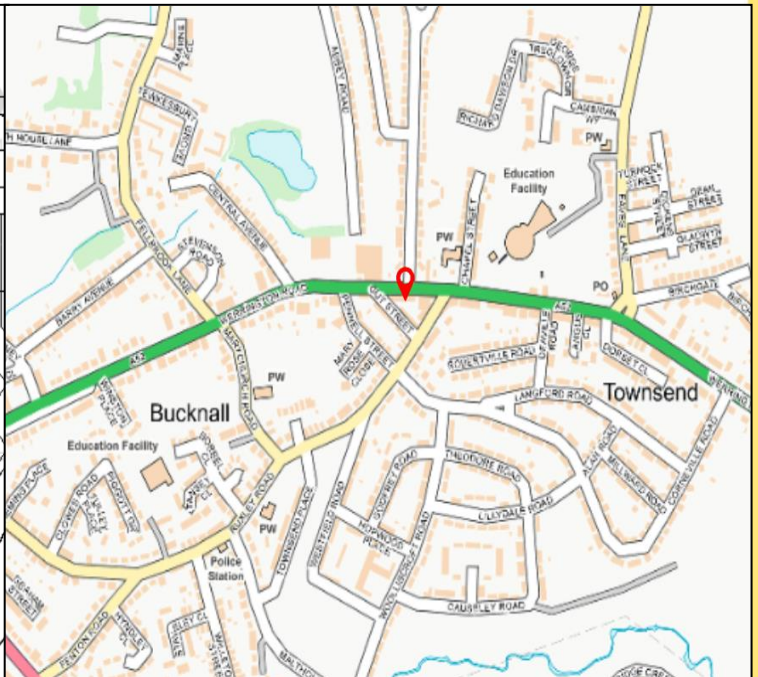
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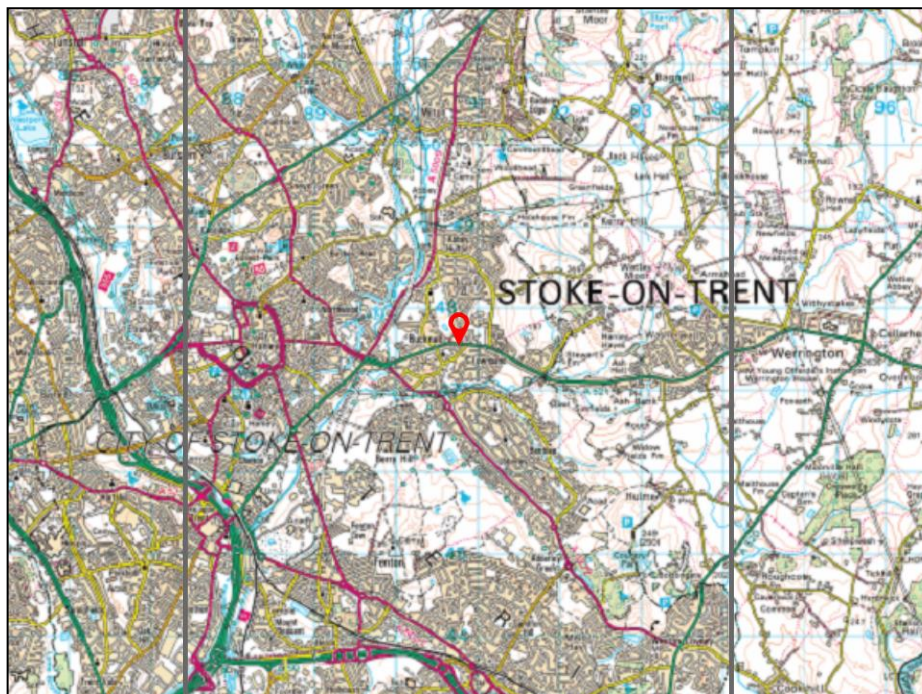
ORDNANCE MAP



STREET MAP



TOWN MAP



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