

RORY MACK

ASSOCIATES

**FOR SALE:  
TO LET:**

**£235,000  
£22,500 PAX**

## The Swan, Swan Square

Burslem, Stoke-on-Trent  
Staffordshire, ST6 3EA



- Superbly presented and fully modernised public house
- 1st floor function areas and two bedroom flat on the 2<sup>nd</sup> floor
- GIA: 2,983 sq. ft. with 1,185 sq. ft. of grd floor bar/function area
- Town centre location fronting onto public open space
- Still trading and available with vacant possession
- Could be used for a number of alternative uses

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### GENERAL DESCRIPTION

The property comprises an attractive three storey public house centrally located in the town immediately adjacent to a recently refurbished public amenity area. The property is constructed of brick elevations supporting a pitched roof together with an enclosed flat roof surface to the rear, which also provides an external seating area. The ground floor is arranged in open plan with a bar area to the front together with private function room to the rear. There is also a fully fitted kitchen with extraction. At first floor level is another function area with its own toilet and bar area, ideal for private parties. At second floor is a spacious 2-bedroom apartment with open plan kitchen/diner. The property was acquired by the vendor in 2010 and shortly thereafter was completely refurbished. It is now presented in excellent order throughout and continues to trade.

### LOCATION

The property has an extensive frontage to Swan Square and is immediately adjacent a large area of public amenity space with seating areas. Located in the centre of town adjacent to a wide range of retail and leisure operators the property is also close to public car parking.

### ACCOMMODATION

#### Ground Floor:

Bar Area:	925 sq. ft.
Function Room:	260 sq. ft.
Kitchen:	185 sq. ft.
Ladies/Gents WC:	179 sq. ft.
Entrance/Lobby Area:	88 sq. ft.

**GIA: 1,637 sq. ft.**

#### 1st Floor:

Function Room:	334 sq. ft.
WC:	-
Office 1:	35 sq. ft.
Office 2:	182 sq. ft.
Bar Area:	80 sq. ft.

#### 2nd Floor:

Kitchen/Diner:	365 sq. ft.
Utility:	24 sq. ft.
Shower Room:	31 sq. ft.
Bedroom 1:	112 sq. ft.
Bedroom 2:	182 sq. ft.

**Total GIA: 2,983 sq. ft.**

**Cellar: 438 sq. ft.**

### SERVICES

All mains services are connected. Gas fired central heating throughout. Please note that no services have been tested by the agents.

### PLANNING

Used as a bar, the premises has an A4 (Drinking Establishment) Use Class Order which automatically enables the property to be used as the following;

- A1 – Retail
- A2 - Financial Services
- A3 - Restaurants / Cafes

### BUSINESS RATES

**Rateable Value:** £24,000

**Rates Payable:** £11,520 per annum (2018/2019)

### EPC

Band E - Asset Rating 115

### 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 rent reviews every three years and with the incoming tenant being responsible for the landlord's reasonable legal fees.

C02112/14112018



Strictly by appointment through agents:

Rory Mack Associates

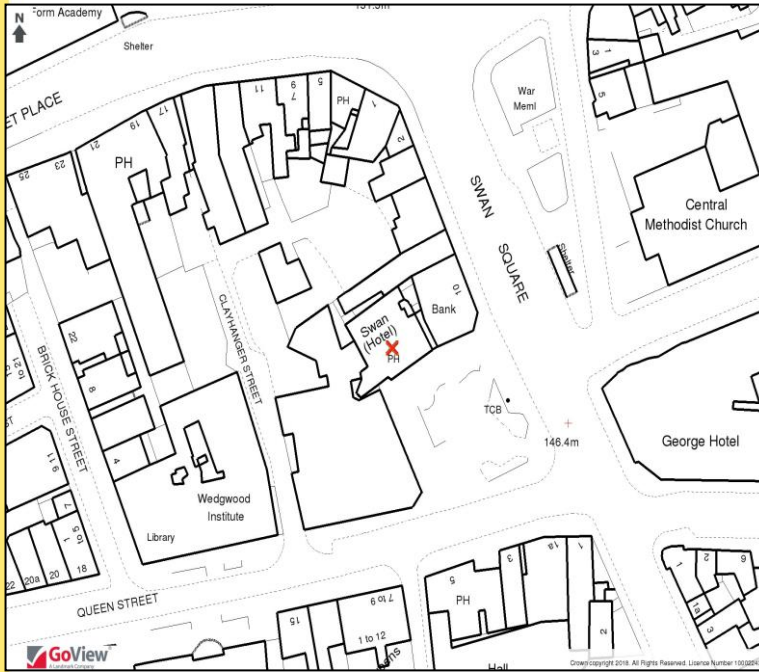
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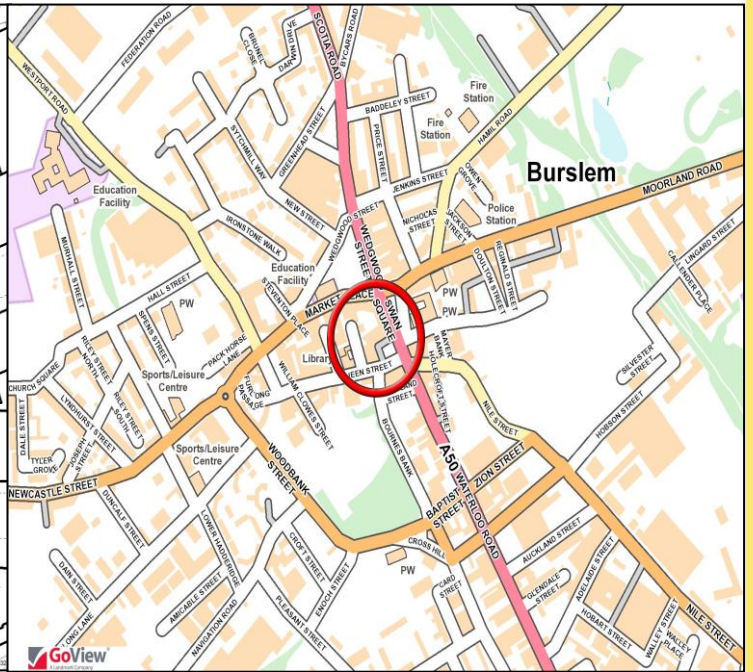
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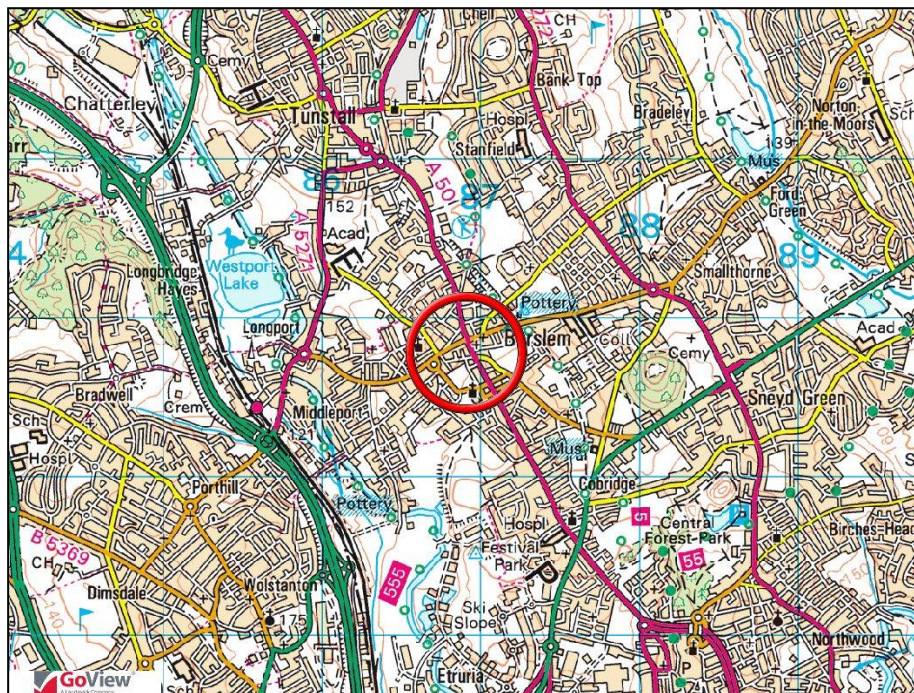
### ORDNANCE MAP



### STREET MAP



### TOWN MAP



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