butters john bee bjb
commercial



Ground Floor 5 Queen Street

RICS® Regulated by RICS

1865.00 sq ft

Burslem, Stoke-On-Trent, ST6 3EL

£18,500 Per Annum

Ground floor Public House and entertainment venue with pool room, fixtures and fittings included. The property is fully equipped with CCTV and an electric till. Alcohol is available by separate negotiation. Queen Street is located off Waterloo Road being the main road through from Burslem to Hanley.







Location
The property is located on St John's Square in Burslem town centre. Burslem is one of the six towns that form part of the city of Stoke-on-Trent in Staffordshire. The town plays host to a range of amenities, including a full range of Pubs, Bars & Restaurants which serve the nearby Port Vale Football Club. The nearby A500 gives access to the M6 motorway. Longport railway station offers direct connections south into Stoke, east to Derby and Nottingham, and north to Crewe and Manchester.

Accommodation
Basement:
Beer Cellar : 425 sq ft (39.5 sq m)

Ground Floor:
Bar area: 1,112 sq ft (103.3 sq m)
Snooker room: 300 sq ft (27.9 sq m)
Customer Toilets: 206 sq ft (19.1 sq m)
Staff WC/ cleaners cupboard: 41 sq ft (3.8 sq m)

First Floor:
Managers Office: 206 sq ft (15.4 sq m)

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

Planning
Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating
The VOA website advises the rateable value from the 1st April 2026 is £15,500. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Leasehold
Leasehold - on a new full repairing and insuring lease with terms to be agreed.

EPC
Energy Performance Certificate rating is C.

VAT
VAT is not applicable.

Proof of Identity
To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Credit Check
On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting
The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

Viewing
Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.