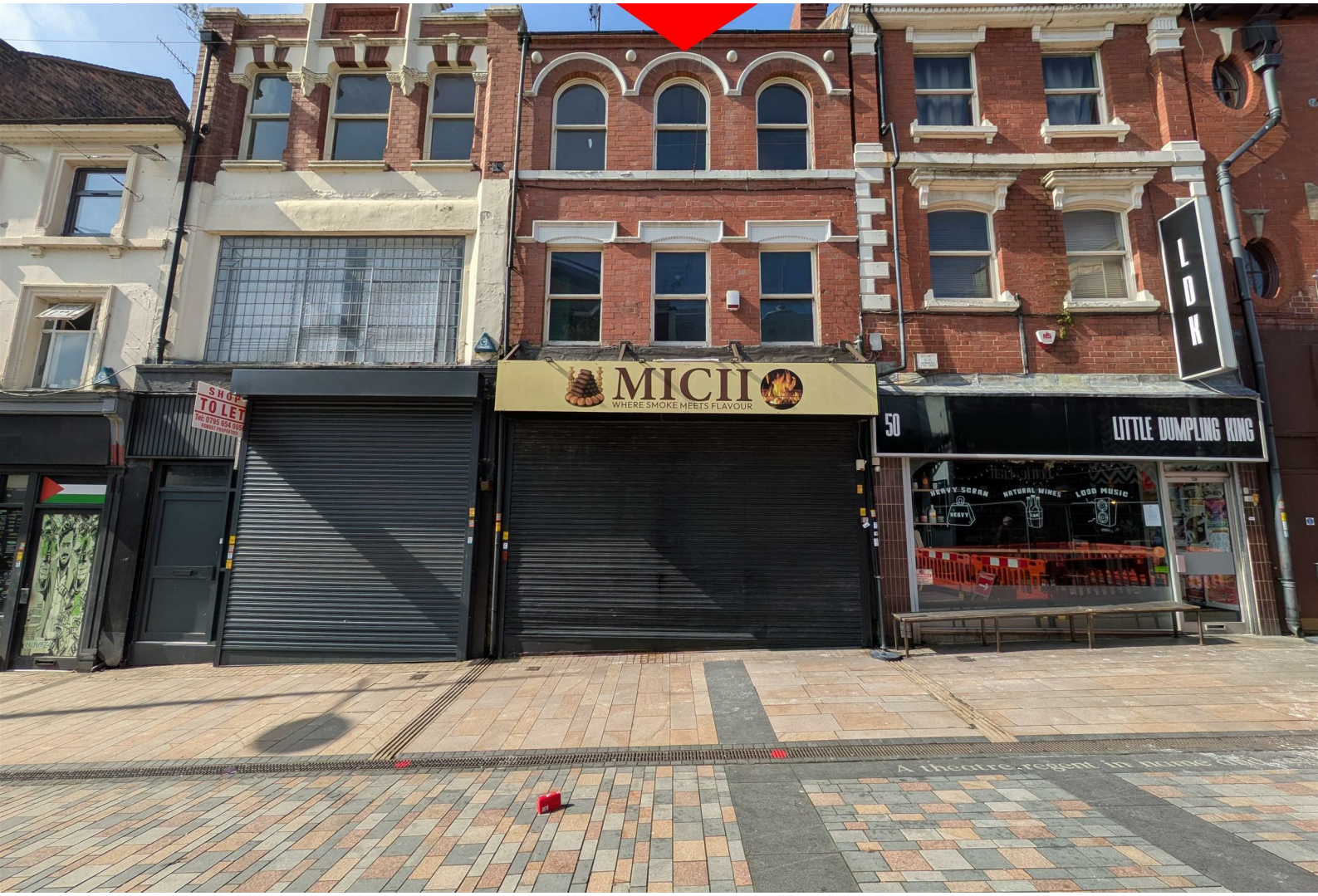
butters john bee bjb
commercial



52 Piccadilly

Hanley, Stoke-On-Trent, ST1 1EG

RICS® Regulated by RICS

1145.00 sq ft

£16,800 (From) Per Annum

A three storey former restaurant premises situated opposite the Regent Theatre within Hanley's cultural quarter. The property benefits from ground floor restaurant / bar area as well as an additional first floor area, kitchen, office and facilities. There is a walk in freezer within the property, which the tenant will have the right to use.







Location
The property is situated in the heart of the Cultural Quarter of Hanley, opposite The Regent Theatre, with a variety of restaurant's nearby and within walking distance of the city's main shops and Potteries Shopping Centre.

Accommodation
Ground Floor
Main Bar/ Restaurant Area : 620 sq ft (57.58 sq m)
Rear Prep room : 39 sq ft (3.58 sq m)
Stairs to first floor staff toilets

First Floor
Further seating area with DJ booth : 255 sq ft (23.67 sq m)

Second Floor
Office : 33 sq ft (3.11 sq m)
Kitchen : 93 sq ft (8.61 sq m)
Storage / built-in fridge area : 105 sq ft (9.76 sq m)

Total : 1,145 sq ft (106.31 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 for 2024/25 is £8,300. The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% 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.
The landlord would ideally be looking for a 3 year minimum lease, with a stepped rent as advertised.

Rent
The landlords are offering a stepped rent as follows;

Year 1 at £18,000 per annum
Year 2 at £20,000 per annum
Year 3 at £22,000 per annum.

EPC
Energy Performance Certificate number and rating is 39 B

VAT
VAT is to be confirmed.
Please enquire with the agent if vat is applicable or not on this premises.

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.