



## 65 Piccadilly

Hanley, Stoke-On-Trent, ST1 1HR

Asking Price £170,000



1971.00 sq ft

A two storey investment located within the cultural quarter of Hanley town centre. The property has a lease in place from 2 December 2016 until 1st December 2026 and has recently been assigned to a long standing company who are undergoing renovation of the property. The current income from the property is £15,600 per annum.

## Location

The property is situated in the heart of the Cultural Quarter of Hanley, near to 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

Restaurant / bar area : 829 sq ft (77.06 sq m)

Middle kitchen : 168 sq ft (15.59 sq m)

Far kitchen : 207 sq ft (19.27 sq m)

W.C.

Staff cloakroom : 31 sq ft (2.87 sq m)

### First Floor

Restaurant : 608 sq ft (56.53 sq m)

Male & female w.c.

Cupboard : 21 sq ft (1.91 sq m)

Sink area : 40 sq ft (3.67 sq m)

Store : 67 sq ft (6.19 sq m)

Total : 1,971 sq ft (183.09)

## 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 £12,000. 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 - Freehold

Freehold subject to existing lease in place.

## EPC

Energy Performance Certificate number and rating is 28 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.

## Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

## 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.