



## The Main Pavilion Hanley Park

Hanley, Stoke-on-Trent, ST1 4DX

£18,500 Per Annum

2462.00 sq ft



# The Main Pavilion Hanley Park

Hanley, Stoke-on-Trent, ST1 4DX

£18,500 Per Annum



## Description

The main pavilion is located in the centre of the park and is a grade II listed historic venue and has been completely restored. The building is available as an all year café/ restaurant/function venue. The building will accommodate 80 covers inside plus an additional 50 covers outside on the veranda. Doors from the veranda lead into the main café area with access to the kitchen area with stores. There are also two separate rooms as well as male and female toilets and a disabled toilet. On the first floor there are a further three rooms as well as basement storage. The building is well presented with painted walls and full height ceiling into the roof space and a mixture of vinyl flooring and non-slip floor finishes.

Best and final offers to be received by Friday 11th April 2025.

## Location

The premises are situated in the award winning Hanley Park and set within 24 hectares. Hanley Park is one of the UK's largest Victorian public parks and is close to a large residential area as well as Staffordshire University, Stoke on Trent College and a number of office and commercial buildings. Stoke on Trent has a population of some 391,927 and within one kilometer of the park over 10,000 people. There is also good access to the A500 an urban express way which runs through the heart of the Stoke on Trent conurbation, Stoke Railway station within half a mile of the park and Stoke on Trent City Centre 0.8 miles from the park. The Cauldon Canal passes through the park and the Canal and River Trust estimates that 5,500 leisure boats per year travel along the canal and pass the park.

There are a number of car parks that service the park

as well as a good bus service. In 2023 the park was visited by 1,029,213 people and this information is obtained from automated people counters installed at all entrances to the park. There is also a full program of organized events within the park.

## Accommodation

Café area 953 sqft 88.53 sqm

Room 1 238 sqft 22.11 sqm

Room 2 182 sqft 16.90 sqm

Kitchen 433 sqft 40.22 sqm

Female toilets

Male toilets Disabled toilets

## First Floor

Room 1 368 sqft 34.18 sqm

Room 2 136 sqft 12.63 sqm

Room 3 152 sqft 14.12 sqm

## Services

All main services are connected.

## Tenure

The property is available by way of a new lease on full repairing and insuring terms. There will also be a service charge payable - to be confirmed.

All proposals are to include confirmation:

Agreeing to the required opening hours - this is non-negotiable

Full details of previous experience running a cafe premises

A list of any intended works to the property

Subject to contract.

## Rent

£18,500 per annum subject to contract.

Best and final offers to be received by Friday 11th April 2025.

## Opening Times

Minimum Opening Hours required as below - Maximum opening not to be exceeded.

Summer -26 weeks from April – September

Weekdays - 10:00am – 16:00pm (minimum opening hours) / 06:30am – 21:00pm (Daylight hours only) (maximum opening hours)

Saturday - 10:00am – 16:00pm (minimum opening hours) / 06:30am – 21:00pm (Daylight hours only) (maximum opening hours)

Sunday - 10:00am – 16:00pm (minimum opening hours) / 06:30am – 21:00pm (Daylight hours only) (maximum opening hours)

School Holidays - 10:00am – 16:00pm (minimum opening hours) / 06:30am – 21:00pm (Daylight hours only) (maximum opening hours)

Winter – 26 weeks from October – March

Weekdays - 10:00am – 15:00pm (minimum opening hours) / 07:30am – 17:00pm (Daylight hours only) (maximum opening hours)

Saturday - 10:00am – 15:00pm (minimum opening hours) / 07:30am – 17:00pm (Daylight hours only) (maximum opening hours)

Sunday - 10:00am – 15:00pm (minimum opening hours) / 07:30am – 17:00pm (Daylight hours only) (maximum opening hours)

School Holidays - 10:00am – 15:00pm (minimum opening hours) / 07:30am – 17:00pm (Daylight hours only) (maximum opening hours)

## Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease at a cost of £1,000 plus VAT and Surveyors fees of £750 plus VAT.

## Rating

The VOA website advises the rateable value for 2024/25 is to be confirmed. 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.

## 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.

## EPC

Energy Performance Certificate number and rating is to be confirmed.

## 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.

## 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.

## Use

The Council is keen to attract innovative and community lead proposals to bring this building back to life, for the benefit of the park users and the wider community wellbeing. For further information, please visit: <https://www.stoke.gov.uk/ourcityourwellbeing>

The Council will consider purely commercial bids, but would encourage bids based on community leadership, and community wellbeing.

The rental, maintenance responsibilities and costs listed are based on a commercial letting and the Council are able offset these against proposals which provide wider economic, social or environmental wellbeing benefits.

## VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

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.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ  
Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com) [www.buttersjohnbee.com](http://www.buttersjohnbee.com)