

# Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



**Local Community pub/Development site - edge of Hanley Town Centre -  
£139,999**



**Queens Arms, 111 Upper Huntbach Street, Stoke-On-Trent, Staffordshire,  
ST1 2BX**

- Compact 2 trading room locals public house
- Edge of Hanley town centre in residential area
- 3 bedroom living accommodation at first floor
- Opportunity for refurbishment
- Suitable for a range of commercial and residential uses, subject to planning

**Freehold offers in excess of £139,999 are invited subject to contract and exclusive of VAT where chargeable.**

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## LOCATION

The Queens Arms lies on Huntsbach Street at its junction with St John Street, a short distance from Hanley town centre. The surrounding area comprises mainly traditional terraced housing which provide an immediate local catchment. There is a modern office centre adjoining and Chadalavade medical centre opposite.

The A50 which forms the Ring Road around Hanley is within 400 yards.

## DESCRIPTION

The property is of two storey brick construction beneath pitched tiled roofs with various single storey extensions to the side and rear. There is a small yard to the rear.

## ACCOMMODATION

Ground Floor:

Lobby, Lounge Bar with servery, seating for 20 customers including perimeter upholstered fixed seating and small games area, rear lobby leading to ladies and gentlemen's customer lavatories, surface beer cellar. Public Bar with servery, seating for 25 customers.

To rear of servery: small office, hallway with stairs to first floors.

Basement: Disused beer cellar.

First Floor:

Living Accommodation: Kitchen, lounge, 2 bedrooms, bedroom/lounge, bathroom and store.

The property offers an opportunity for refurbishment and modernisation throughout and to establish a busy local community pub to serve the surrounding well populated residential area and to draw trade from the Town Centre.

In addition the property would convert to a range of residential and commercial uses subject to obtaining planning consent.



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## GENERAL INFORMATION

### Tenure

The property is freehold and is available with vacant possession

### Services

All mains services are connected to the property.

### Licences

The property holds the benefit of a Premises Licence.

### Town & Country Planning

The Queens Arms is not listed nor in a Conservation Area.

### Fixtures & Fittings

All items in the nature of fixtures and fittings are included in the sale other than a limited number of personal possessions in the living accommodation. No inventory is to be provided.

### TUPE

There are no staff to transfer under the TUPE regulations.

### Stock in Trade

Stock in trade and unbranded glassware are to be taken to at valuation upon completion.

### Rating Assessment

The Rateable Value is £1,700 with effect from April 2023. The property is within Council Tax Band A and therefore £1,257 is payable.

### EPC

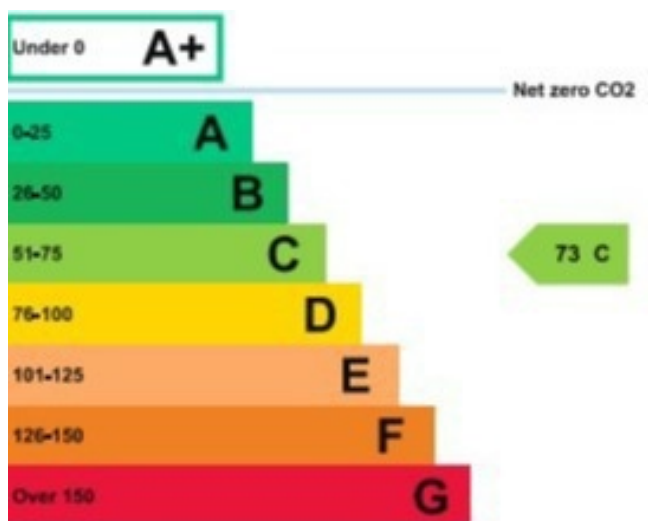
An EPC is available for inspection.

## ASKING PRICE

Freehold offers in excess of £139,999 are invited subject to contract and exclusive of VAT where chargeable.

### Further Information

All interested parties are requested to contact Matthew Phillips for further information or to arrange viewings for the property.



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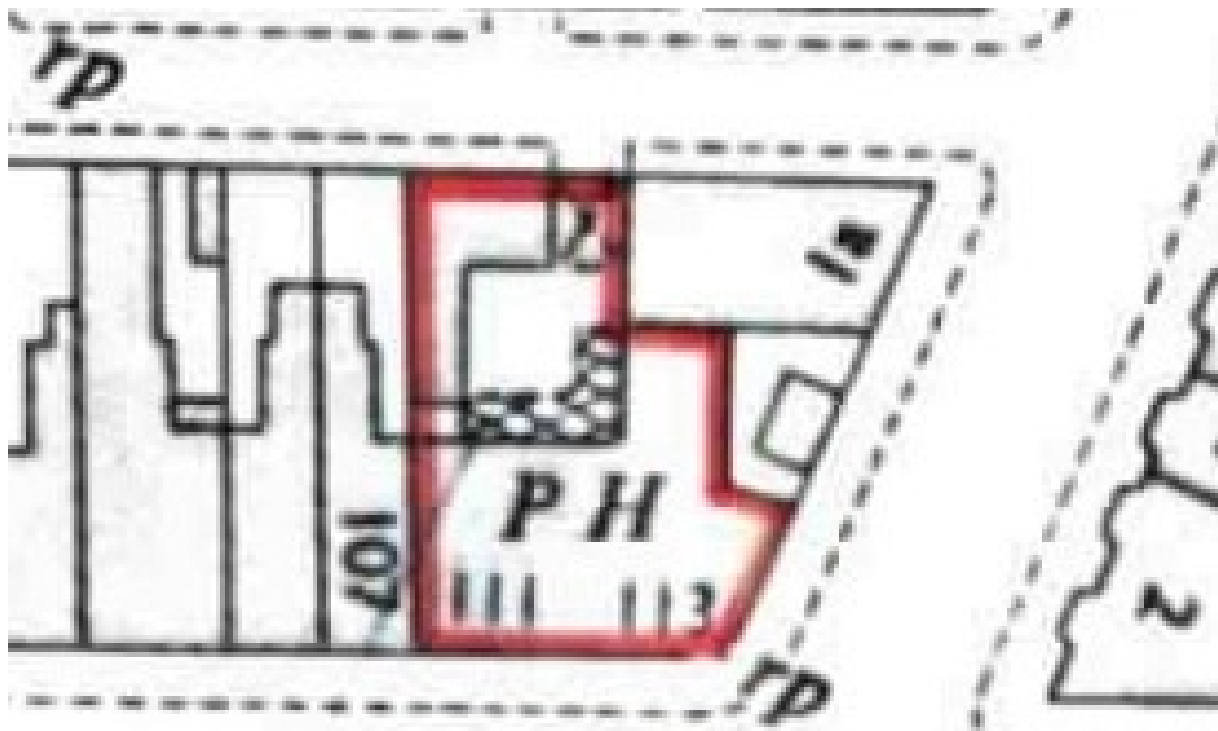
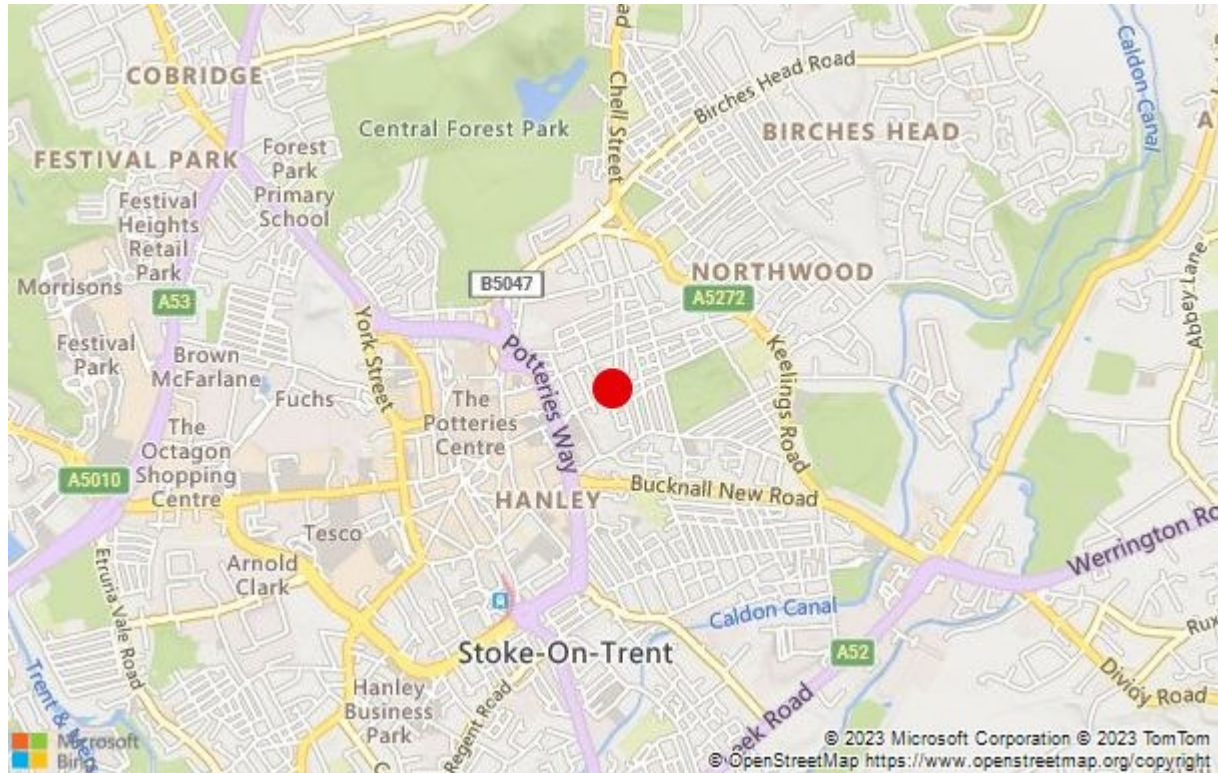


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