

# KEATES

sales • lets • surveys • auctions

84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Commercial Investment Property**
- **Subject to Reserve Price, Buyers fees apply**
- **Restaurant & Premises Approx 86 sqm**
- **Let at £9600 pa on FRI Terms till December 2026**
- **For Sale by Modern Auction – T & C's apply**



**43 Piccadilly, Stoke-On-Trent**  
Stoke-On-Trent, ST1 1EN

**Guide Price**  
**£77,000**

## Description

For sale by Modern Method of Auction: Starting Bid Price £95,000 plus Reservation Fees. Prominently located commercial investment property for sale with sitting tenants. The property is leased on a full repair and insuring basis at a calendar month rental of £800. Equating to £9600 per annum until December 2026. The property is currently used as a bar/restaurant located close to The Regent Theatre. Comprises open Plan bar and seating at ground floor level with customer WC's to the rear. At first floor level are kitchens, a food preparation area and a staff WC. This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd

## Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.4% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID – Contact "Keates" or visit: [keates.iam-sold.co.uk](http://keates.iam-sold.co.uk)

## Location

Situated on Piccadilly in Hanley Town Centre the premises is located a couple of doors away from the Regent Theatre and close Proximity to the Smithfield Buildings.

## Floor Area

Approximately 86 sqm. 926 sqft.

## Premises

Ground floor: Bar/restaurant 3.19×13.45. With wooden floor, and serving hatch, built-in cupboard, large glass window to front, radiator, and Power Points. Customer WC is: 3.12×2.41. With tiled floors, plastered walls, suspended ceiling with extractor fans and inbuilt spotlights. Male and female WC's with wash and basins and sinks. First floor Landing area. Kitchen: 3.48×5.90. With tile floor and tile walls. Power points, extraction system, gas points. Food preparation room: 2.76×2.10. Wood laminate floor, power, points, window to front. Staff WC: 1.59×.88. With wash hand basin and WC in white. Tiled floor.

## Current Use

Licensed restaurant and premises. Use Class E.

## Tenure/ Lease Details

Freehold Investment property sold with the benefit of an FRI lease granted 6th December 2021 for a term of 5 years at an annual rental of £9,600 per annum.

## Business Rates

Current Rateable Value £8700 pa.

## Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only





### Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

sales • lets • surveys • auctions



[www.keates.uk.com](http://www.keates.uk.com)



# KEATES

sales • lets • surveys • auctions

84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com

## Our Services

### Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

### Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

### Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

### Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

sales • lets • surveys • auctions



[www.keates.uk.com](http://www.keates.uk.com)



