



The Trent Country Club, Birches Head Road, Abbey Hulton, Stoke-on-Trent | ST2 8DD

POTENTIAL BUSINESS / INVESTMENT OR DEVELOPMENT OPPORTUNITY.

PRICE £595,000 (PLUS VAT)

The Trent Country Club offers the potential for a variety of uses as a business/investment or development opportunity (subject to necessary planning permission) The property is currently a licenced venue, used for events/functions and comprises of a single storey, rendered section, housing a licensed bar, function rooms, commercial kitchen and w/c's as well as a two storey section, housing the areas previously used as a sports facility and additional bar. The property benefits from three-phase electrics, ample parking and is conveniently located. Viewings are strongly recommended to appreciate what this property has to offer.



Property Description

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LOCATION

The property is located off Birches Head Road which runs South West from Abbey Hulton to the A5272 in Hanley. The property is approximately 5 miles from the A500 which boasts excellent transport links, connecting to both the A50 and junction 15 of the M6 motorway.

ACCOMMODATION

Licensed Area – 8,214.1 sqft (763.1 sqm)

Wellbeing Area – 5,605.46 sqft (520.8 sqm)

Total Gross Internal Area – 13,820 sqft (1283.92 sqm)

Car Parking - 2 substantial car parks having a total area of 0.57 Acres (0.23 Hectares)

Total Site Area of 1.03 Acres (0.42Hectares) or thereabouts.

PLANNING

The property is currently a licensed venue used as an event centre, this falls under the Sui Generis use class of the Town and County Planning (Use Classes) Act 2020. We recommend that all interested parties make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised as a variety of uses may suit the premise. The property has previously had planning permission (59852/FUL) for 12 apartment to be built. This planning has now lapsed.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Services

The premises has mains three phase electricity, water, Gas and drainage subject to any required reconnection. These services have not been tested by the agent therefore interested parties should make their own enquiries to relevant statutory authorities.

Assessment

Enquiries to the Valuation Office confirm the property has a rateable value of £26,250. Small business rates relief may apply to this property. We recommend interested parties make their own enquiries with the VOA to satisfy themselves.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

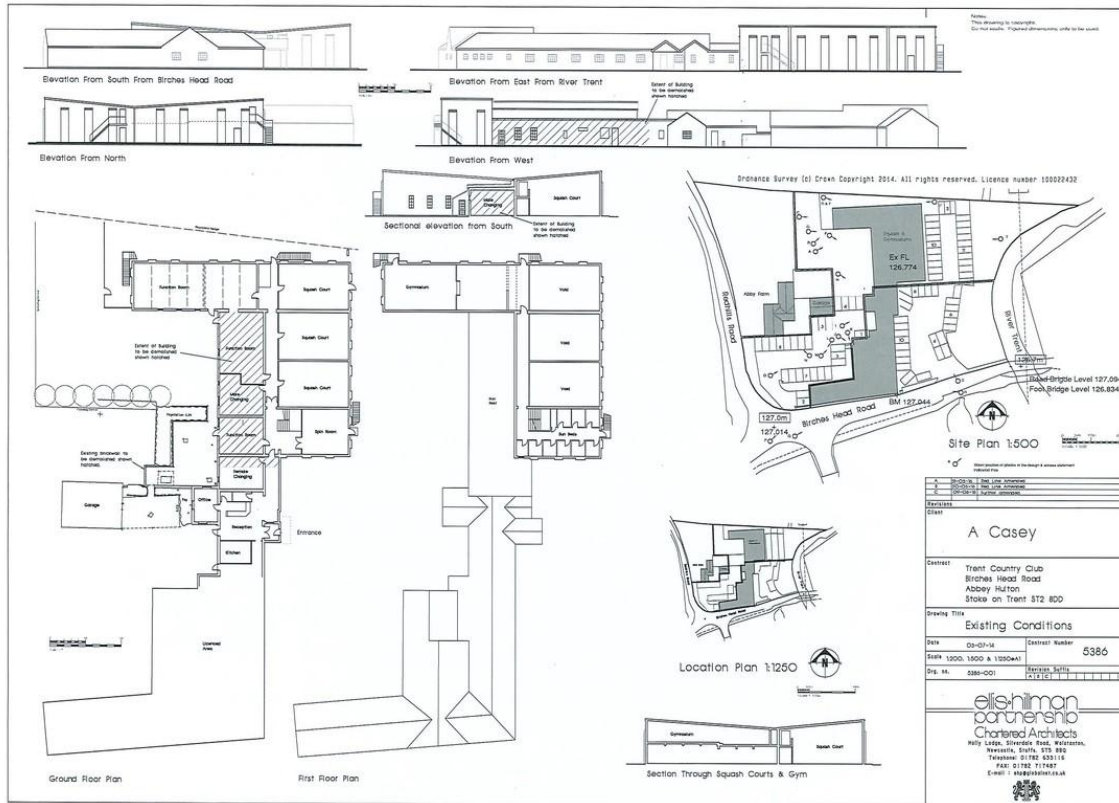
Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31





Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office
 5 King Street
 Newcastle
 Staffordshire
 ST5 1EN

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newcastle@louis-taylor.co.uk
 01782 622677

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements