butters john bee bjb
commercial



513 Leek Road

Joiners Square, Stoke-on-Trent, ST1 3ER

2383.00 sq ft

RICS Regulated by RICS

Asking Price £215,000





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Description

A public house situated on the busy main A52 Leek Road with the first floor living accommodation.
The property comprises a traditional brick rendered property under a pitched tiled roof with a garden to the side. The main front door leads off Leek Road and provides access into a large bar and lounge area with a central bar. To the rear, there is a function area as well as male and female toilets. Stairs lead to the first floor where there is a large kitchen, three rooms and a bathroom, and a further set of stairs lead to a second floor bedroom with Velux windows, carpeted floor, painted walls and ceiling. The property has full gas fired central heating and double glazing.

Location

The property is located on the A52 Leek Road approximately one mile south of Stoke-on-Trent City Centre (Hanley). The property is situated on Joiners Square, a busy mixed commercial and residential area with a number of large industrial estates close by as well as residential properties. Staffordshire University is approximately three quarters of a mile south west of the property and a large number of students live close by.

Accommodation

Ground Floor
Bar area : 1,070 sq ft (99.43 sq m)
Pool area : 386 sq ft (35.82 sq m)
Cloak store : 7 sq ft (0.65 sq m)
Ladies & Gents w.c.

First Floor
Commercial Kitchen : 249 sq ft (23.09 sq m)
Room 1 : 124 sq ft (11.51 sq m)
Room 2 : 157 sq ft (14.61 sq m)
Room 3 : 126 sq ft (11.71 sq m)
Bathroom : 92 sq ft (8.51 sq m)

Second Floor
Attic / Bedroom : 136 sq ft (12.67 sq m)

Outside there is a beer garden to the side of the property.

Total : 2,347 sq ft (218 sq m)

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 from the 1st April 2026 is £6,000. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% 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.

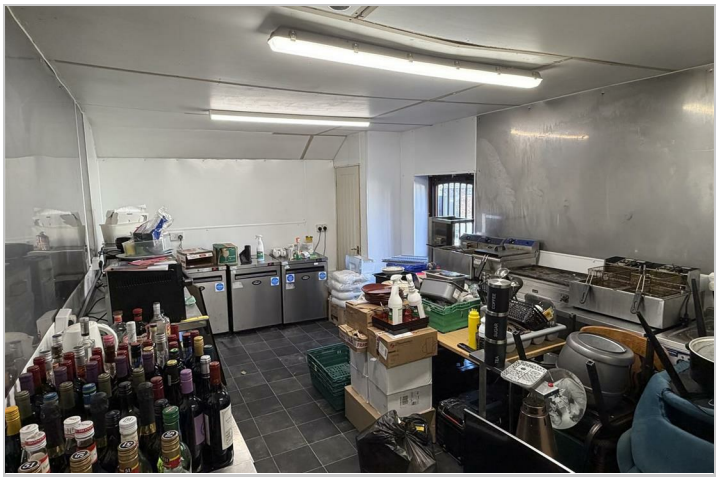
Tenure - Freehold
Freehold with vacant possession.

EPC
Energy Performance Certificate number and rating is 64 C.

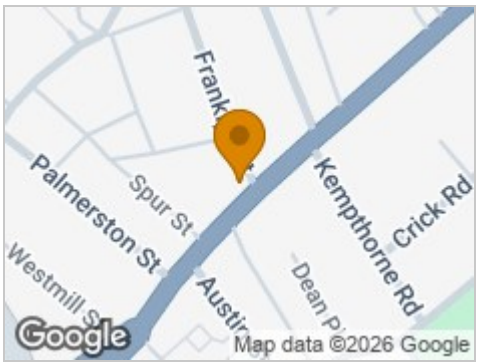
VAT
VAT is to be confirmed.
Please enquire with the agent if vat is applicable or not on this premises.

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.






Road Map



Hybrid Map



Terrain Map



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.







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.

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