

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

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- **Business For Sale: Hot Food Take Away**
- **Building: CEPC Band E Rating 122. RV £3900**
- **Established over 20 years Ago**
- **Scope to Improve Turnover**
- **Includes Stock and Fixtures**
- **Ask an adviser to book your viewing**



**217-219, Newcastle Street**  
Stoke-On-Trent, ST6 3QW

**Offers in the  
Region Of £30,000**

## Description

TAKEAWAY BUSINESS FOR SALE: Long established business with with scope to improve turnover and scope to purchase the building. The business is for sale with fixtures and fittings and stock at date of sale. The premises comprises serving area, kitchen, storeroom at ground floor level with three storerooms to the first floor. At the rear is an enclosed yard with pedestrian access.

## Location

Located on Newcastle Street on the approach to Burslem town centre. The property is situated in small run of terraced style shops housing local services such as convenience stores, barbers shops and takeaways. Near by occupiers include Steelite and Bursley Pottery.

## Planning & Use

Currently used as a cold food take away. The property may suite a variety of users subject planning permissions and change of use. Prospective buyers should ensure that their use is approved prior to purchase.

## Business

Currently open till 2.30pm with scope to improve hours and the business does not offer a delivery service. Turnover estimated at £60,000 pa.

## Rating and Area

The 2023 rating assessment shows an RV of £3900. Approx 89 sqm area.

## Lease/ Premises

Let on an FRI lease at £400 pcm. Lease holding over and owners would grant new lease. We are advised the buildings owners would consider a sale of the premises as well.

## Serving Area 12' 6" x 12' 5" (3.81m x 3.79m)

With shop window to front ,Part tiled walls, power points to front.

## Kitchen 25' 2" x 8' 6" (7.68m x 2.60m)

With part tiled walls fitted units, Power Point, cooker point.

## Store Room 11' 10" x 10' 2" (3.61m x 3.10m)

With tiled floor, fitted units, part tiled walls, Power Point and cooker point.

## First Floor

## Store Room 12' 3" x 12' 6" (3.74m x 3.80m)

With vinyl floor, fitted units.

## Store Room 8' 10" x 12' 8" (2.70m x 3.86m)

With vinyl floor, fitted units

## Staff Room 12' 5" x 20' 6" (3.79m x 6.25m)

With carpeted floor, Power Point, Stairs off.

## Outside

At the rear is an enclosed yard with brick built stores and pedestrian access.

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### 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.

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## 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**

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# Energy performance certificate (EPC)

217-219 Newcastle Street Burslem STOKE-ON-TRENT ST6 3QW		Energy rating <b>E</b>	Valid until: <b>19 April 2033</b>
			Certificate number: <b>1745-4165-4939-9004-4461</b>
Property type		Retail/Financial and Professional Services	
Total floor area		89 square metres	

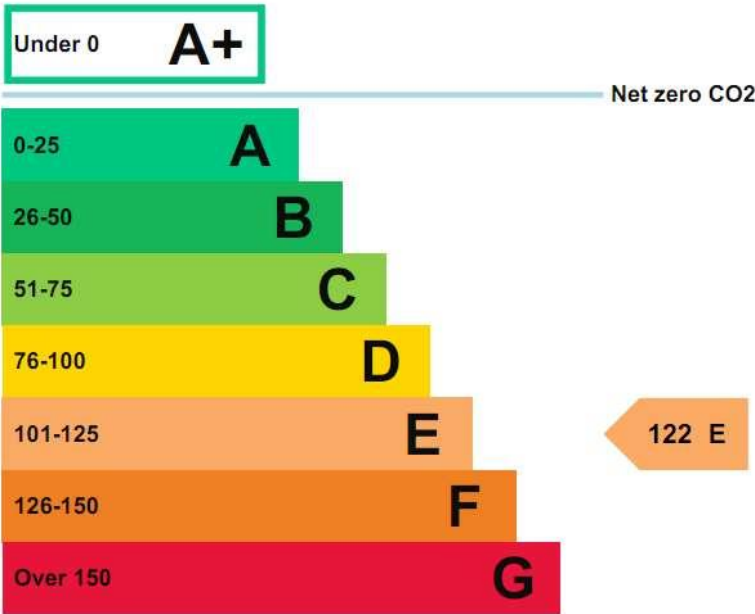
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings: