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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- **Business & Premises For Sale: Take Away**
- **Building: CEPC Band E Rating 122. RV £4700**
- **Established over 20 years Ago**
- **Turnover Approx £100,000**
- **Scope for upper floor living subject to planning**
- **Ask an adviser to book your viewing**



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

Offers in the
Region Of £125,000

Description

TAKEAWAY BUSINESS & PREMISES FOR SALE: Long established business. 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 Turnover estimated at £100,000 pa. Full years accounts pending.

Rating and Area

The 2026 rating assessment shows an RV of £4700. Approx 89 sqm area.

Premises

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

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

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

With stainless steel 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)*

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

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

Outside

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

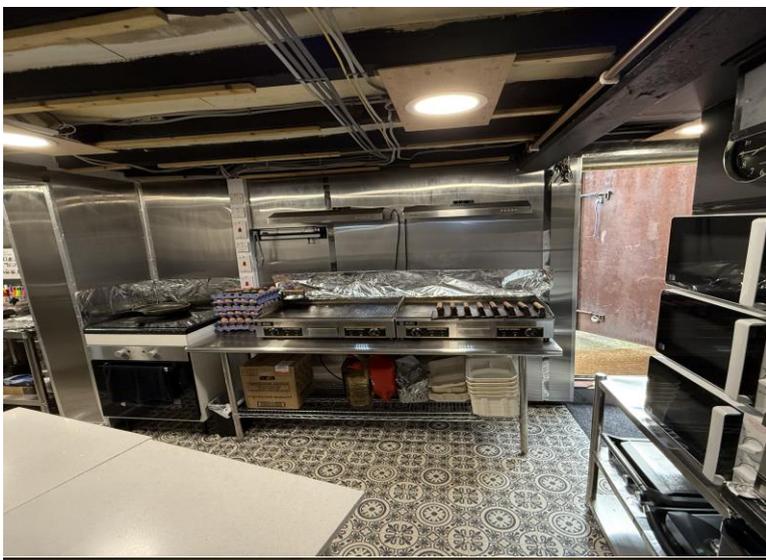
Viewings

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

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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, 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 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 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 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	Valid until:	19 April 2033
	E	Certificate number:	1745-4165-4939-9004-4461

Property type Retail/Financial and Professional Services

Total floor area 89 square metres

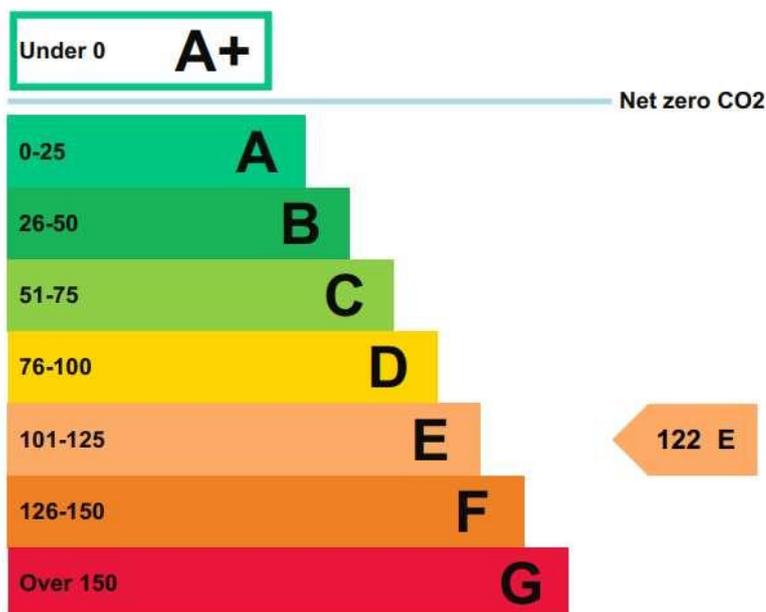
Rules on letting this property

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: