RORY MACK
ASSOCIATES

FOR SALE: £220,000

The Commercial Inn

171 London Road, Stoke, Stoke on Trent, ST4 7QE

- **Long established Public House premises with living accommodation above**
- **Total NIA 2,088 sq ft with bar area extending to 1,275 sq ft**
- **Would suit a range of alternative uses (STP where necessary)**
- **Very prominent location on B5041 on edge of town centre**
- **EPC: 67 (Band C)**

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RICS

Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

A prominently located Public House premises forming part of an established terrace of mix use commercial properties on the outskirts of Stoke Town Centre. The property has a long-established reputation as a Public House and comprises an open plan bar area with raised seating area together with male and female toilets. At first floor level and accessed both internally and via an external staircase to the rear are six bedrooms together with kitchen, bathroom, and shower room, providing living accommodation. Currently the vendor lets out individual rooms on a day rate to contractors, for which there is high demand, providing an additional income stream.

The public house is currently closed, although it could be reopened with minimal effort, as all the infrastructure is still in place. Alternatively, the premises would suit a range of alternative uses to include retail, office, restaurant, and takeaway, subject to planning where necessary.

LOCATION

The property is very prominently located at the junction with London Road and Penkhull New Road on the southern outskirts of Stoke town centre and forms pause with an established mixed-use terrace of properties where a range of retail, office, restaurant and fast-food operators reside.

ACCOMMODATION

Ground Floor		**First Floor**	
Bar Area:	1,275 sq ft	Bedroom 1	159 sq ft
Male & Female WC's	/	Bedroom 2	90 sq ft
		Bedroom 3	105 sq ft
		Bedroom 4	85 sq ft
		Bedroom 5	90 sq ft
		Bedroom 6	85 sq ft
		Kitchen	124 sq ft
		Bathroom	50 sq ft
		Shower Room	25 sq ft
Cellar:	506 sq ft	**Total NIA:**	**2,088 sq ft**

SERVICES

All main services or connected and gas fired central heating is installed throughout. No services have been tested by the agents.

New smoke and fire alarms have been installed recently and some work has been done to start clearing the bar area. The render on the outside can be painted by the owner.

VAT

The sale price is not subject to VAT

BUSINESS RATES

Rateable Value	£8,200
Rates Payable	£4,091.80 pa (21/22)

Note: If you qualify for small business rates relief you will be entitled to a 100% rate exemption.

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

CO2362/180521

Strictly by appointment through agents:

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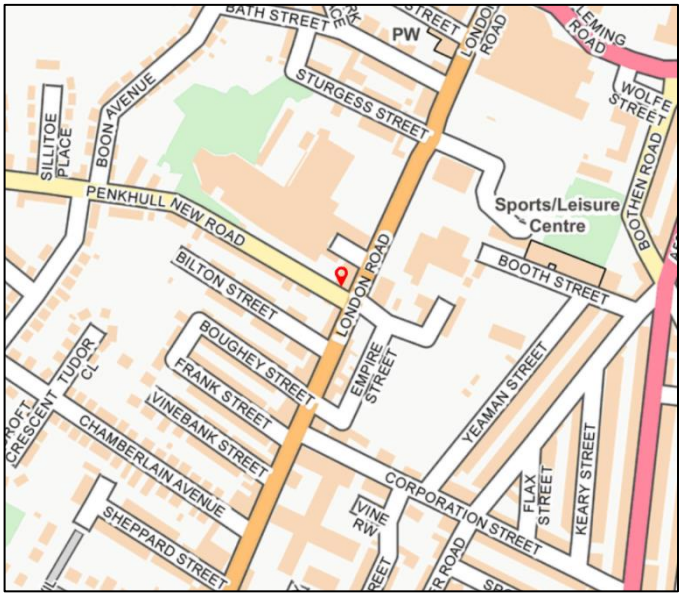
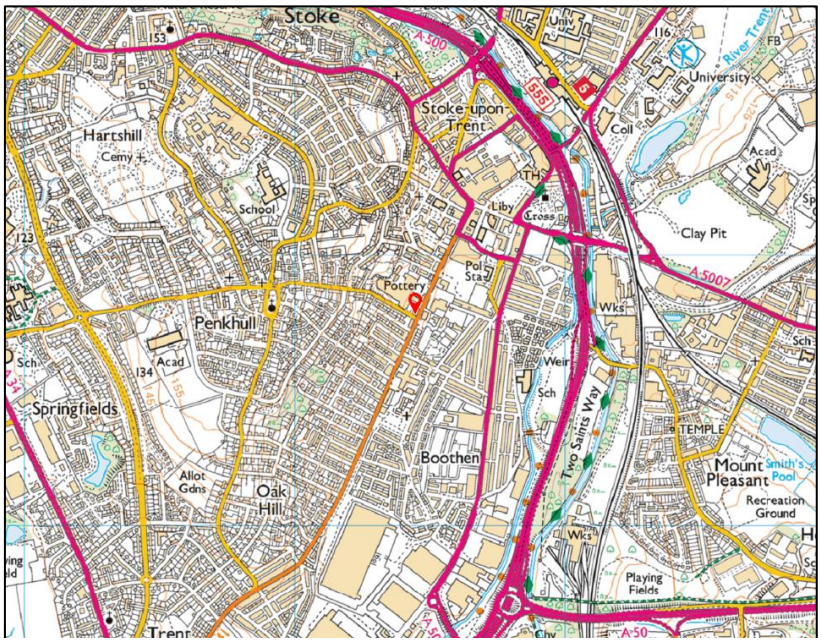
ORDANANCE SURVEY MAP

STREET MAP



TOWN MAP



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