

# RORY MACK

ASSOCIATES



**THE SWAN, SWAN SQUARE,  
BURSLEM, STOKE-ON-TRENT,  
STAFFORDSHIRE, ST6 3EA**

**FOR SALE  
£260,000  
TO LET  
£20,000 PAX**

- Superbly presented and fully modernised former public house extending to 2,983 sq ft (GIA)
- 1st floor function areas and two bedroom flat on the 2nd floor
- Now with F.1 consent (Education and Training Centres)
- Property Retains its Premises Licence No: 315241
- Town centre location fronting onto public open space
- Would suit Office, Bar/Restaurant, Retail or Residential (STP)
- EPC 68 (Band C)



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## GENERAL DESCRIPTION

The property comprises an attractive three storey public house centrally located in the town immediately adjacent to a recently refurbished public amenity area. The property is constructed of brick elevations supporting a pitched roof together with an enclosed flat roof surface to the rear, which also provides an external seating area. The ground floor is arranged in open plan with a bar area to the front together with private function room to the rear. There is also a fully fitted kitchen with extraction. At first floor level is another function area with its own toilet and bar area, ideal for private parties. At second floor is a spacious 2-bedroom apartment with open plan kitchen/diner. The property was acquired by the vendor in 2010 and shortly thereafter was completely refurbished. It is now presented in excellent order throughout and currently operates as a training centre with D1 usage.

## LOCATION

The property has an extensive frontage to Swan Square and is immediately adjacent a large area of public amenity space with seating areas. Located in the centre of town adjacent to a wide range of retail and leisure operators the property is also close to public car parking.



## ACCOMMODATION

### Ground Floor:

Bar Area: 925 sq. ft.  
Function Room: 260 sq. ft.  
Kitchen: 185 sq. ft.  
Ladies/Gents WC: 179 sq. ft.  
Entrance/Lobby Area: 88 sq. ft.

### 1st Floor:

Function Room: 334 sq. ft.  
WC: -  
Office 1: 35 sq. ft.  
Office 2: 182 sq. ft.  
Bar Area: 80 sq. ft.

### 2nd Floor:

Kitchen/Diner: 365 sq. ft.  
Utility: 24 sq. ft.  
Shower Room: 31 sq. ft.  
Bedroom 1: 112 sq. ft.  
Bedroom 2: 182 sq. ft.  
**Total GIA: 2,983 sq. ft.**  
**Cellar: 438 sq. ft.**

## SERVICES

All mains services are connected. Gas fired central heating throughout. Please note that no services have been tested by the agents.



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**PLANNING**

Used as a bar previously, the premises had an A4 (Drinking Establishment) Use Class Order which was changed on the 28 April 2021 to D1 –(Non-residential education and training centre) Now classed as F.1 under the new use classes order.

The property still benefits from a Premises Licence from Stoke-on-Trent City Council under Licence number 315241. The licence is transferrable at a small cost.

**BUSINESS RATES**

**Rateable Value:** £28,750.00

**Rates Payable:** £14,346.25 per annum (2021/2022)

**VAT**

The price is subject to VAT.

**EPC**

Band C - Asset Rating 68

**TENURE**

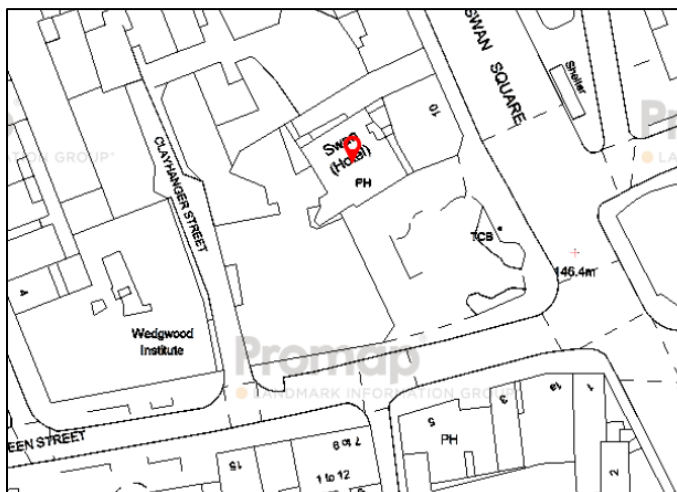
Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed, subject to rent reviews every three years and with each party bearing their own legal fees. Alternatively, the freehold can also be made available, subject to contract and with vacant possession upon completion.

**ANTI MONEY LAUNDERING REGULATIONS**

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements