

RORY MACK

ASSOCIATES



**13 LONDON ROAD,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 1LQ**

**FOR SALE
£170,000**

- Fully operating restaurant with long established reputation
- Ground and first floor seating areas with total NIA: 1,127 sq ft
- Recently refurbished and offered as a 'turn-key' opportunity
- Sale includes all fixtures and fittings
- Prominent location facing Ring-Road on edge of town centre
- EPC: TBC



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GENERAL DESCRIPTION

A period mid terraced restaurant premises of brick elevations with pitched and flat roof coverings having been extended to the rear. The property has a long-established reputation as a restaurant with the current owners having operated a successful British bistro for over 22 years. The sale will include the fixtures and fittings, which principally includes the kitchen equipment, extraction system, steel canopy, fryers, bar equipment and the furniture, generating a 'turn-key' opportunity for the buyer to continue to operate the existing business for nil premium. The property is tastefully decorated and recently renovated to include replacement windows, flat roof and fire doors.

LOCATION

The property is prominently located facing the Grosvenor Roundabout where the A34 meets the A527 on the edge of the town centre.

ACCOMMODATION

Ground floor

Bar and seating: 446 sq ft
Kitchen: 179 sq ft

First floor

Front seating: 144 sq ft
Rear seating: 185 sq ft
Ladies toilets: 69 sq ft
Gents toilets: 65 sq ft
Boiler room/store: 39 sq ft
Total NIA: 1,127 sq ft

SERVICES

Mains gas, electric, water and drainage are connected. Gas fired central heating installed throughout. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

MEDIA

Floor plan and video walkthrough available by clicking the link below
<https://tour.giraffe360.com/fb6f3aae8a754a759b666c2deab8dcc3/>

BUSINESS RATES

Rateable Value: £6,900
Rates Payable: £3,443.10 pa (23/24)
Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

TENURE

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

ANTI MONEY LAUNDERING REGULATIONS

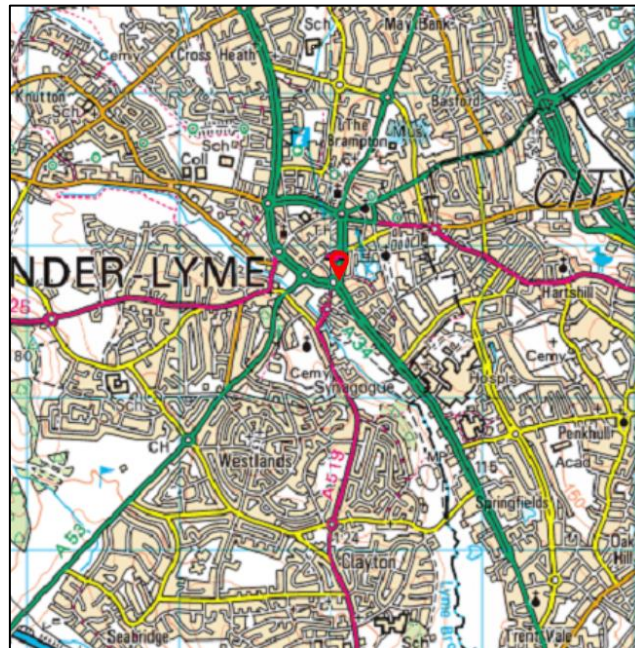
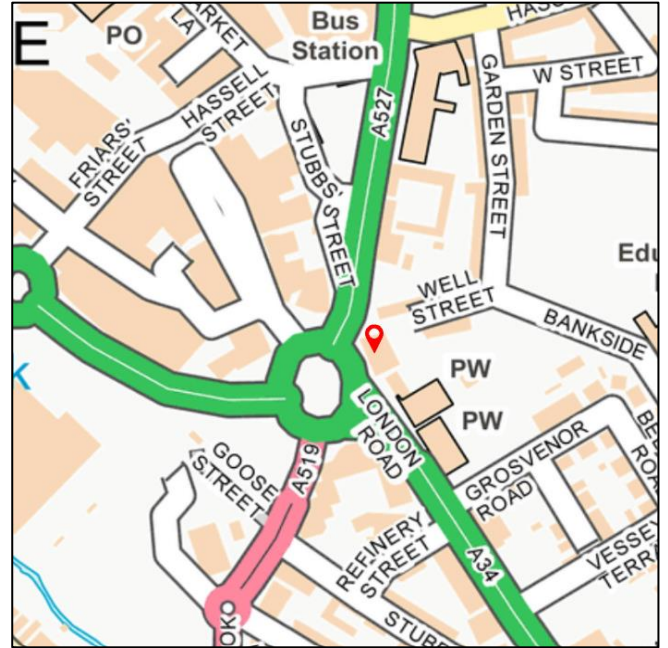
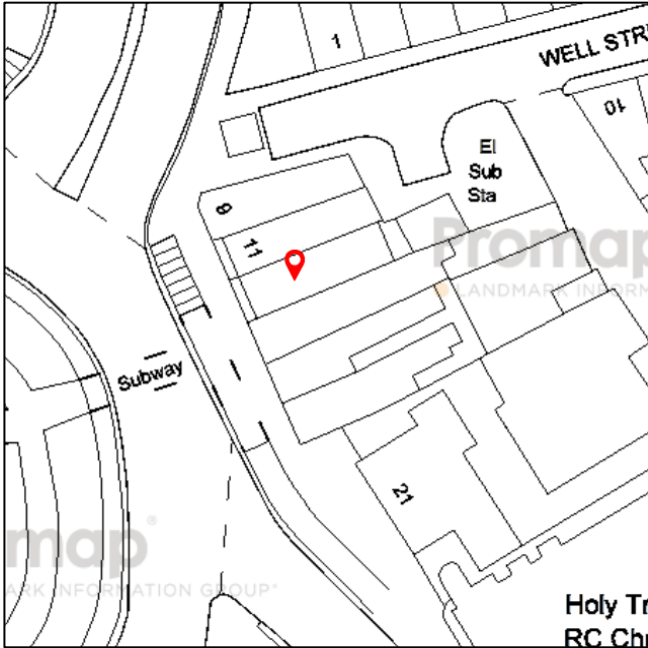
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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