

Society

9 Hassell Street, Newcastle-Under-Lyme, ST5 1AH



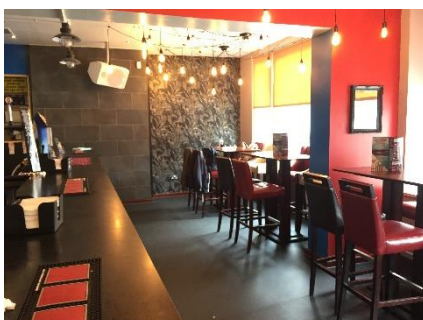
For Sale Freehold Licensed Premises Guide Price £240,000 plus VAT Sole Selling Agents

- Prominent position fronting Hassell Street.
- The property is situated on the main nightclub/late night drinking circuit in Newcastle-Under-Lyme.
- Scope to introduce food for daytime trading and further develop the existing wet trade.
- Alternate use opportunity subject to obtaining the necessary permissions.

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Location

Newcastle-Under-Lyme is a market town in North Staffordshire with a population of approximately 75,000. It is situated circa 3 miles west of the city of Stoke-on-Trent and 13 miles south east of Crewe.

Society is prominently positioned in the town centre fronting Hassell Street off the main ring road. The immediate surrounding area comprises a mixture of town centre retail units, restaurants and bars with the bus station in close proximity.

Accommodation

Society is a three storey building of brick construction which sits under a pitched tile roof. The internal trading area is open plan and set around a central servery with perimeter booth seating, having capacity for circa 80-100 people.

Ancillary trade areas include customer WC's, a commercial kitchen and basement cellarage. Private accommodation is located across the first and second floor. The first floor comprises: one double bedroom, one living room, one kitchen and one office. The second floor comprises: three double bedrooms and one bathroom with WC.

Externally there is a covered trade terrace with perimeter seating which benefits from a dedicated servery for bottles only.

Ground floor GIA is approximately 1,995 square feet.

The pub sits on a plot size amounting to circa 0.08 acres.

Society offers considerable scope for local and regional nightclub operators, public house operators and restaurateurs. The property has potential for a range of uses, subject to the granting of relevant permissions, and is likely to be of interest to local developers and builders.



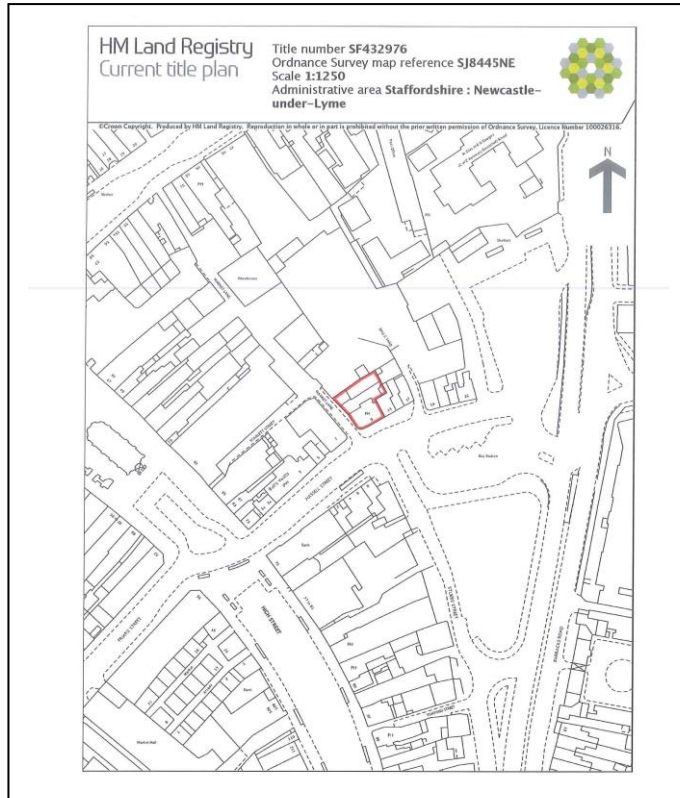
☎ **0121 227 2311**

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General Information

Rating

The current Rateable Value is assessed at £34,250.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently open and trading.

Tenure

The property is being sold freehold with vacant possession.

Fixtures and Fittings

The sale of the property will not include trade fixtures and fittings however they may be purchased if required by separate negotiation. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

This property has an EPC rating of E (115). An EPC is available on request

VAT

VAT will be applicable on the sale of this property.

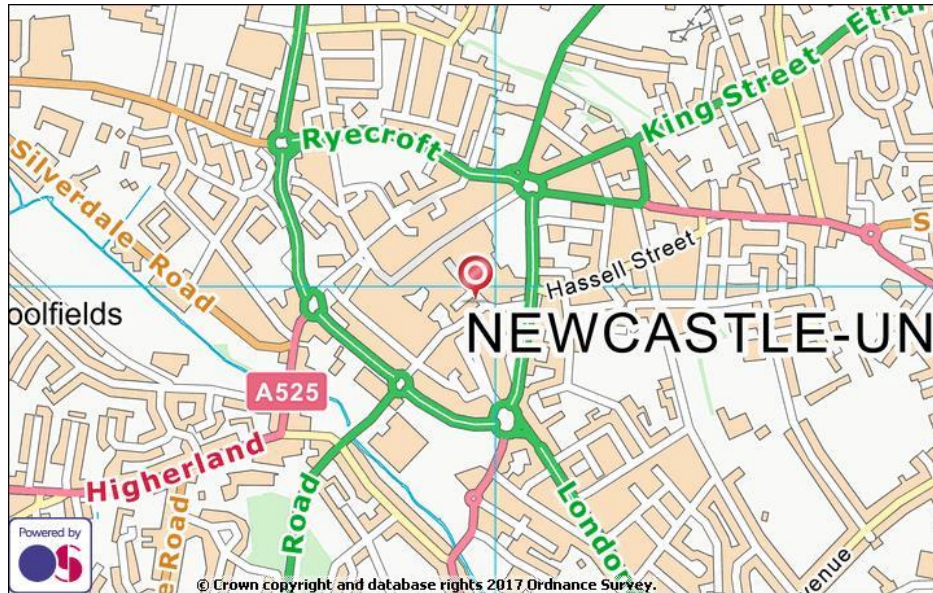


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Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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