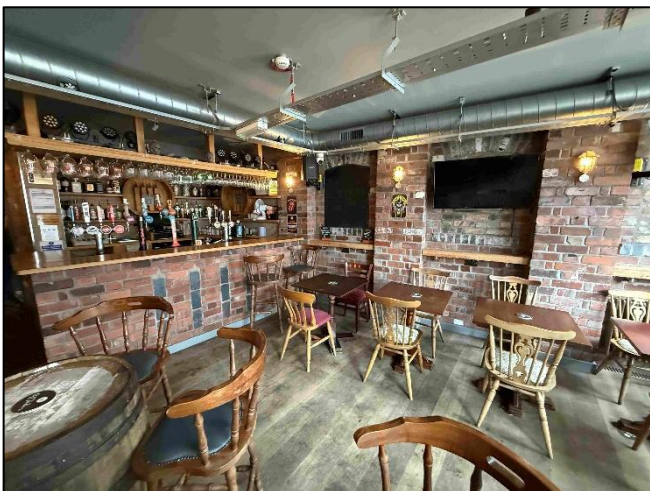




**91 & 91A HIGH STREET,
WOLSTANTON, NEWCASTLE-UNDER-
LYME, STAFFORDSHIRE, ST5 0EP** **TO LET**
£15,600 PAX

- Prominently located bar venue plus first floor living accommodation
- Finished to a high standard and offered as a 'turn key' business opportunity
- NIA: 1,288 sq ft plus outside seating area for customers
- EPC: Commercial – Band E (124), Residential – Band C (72)



91&91A HIGH STREET, WOLSTANTON

NEWCASTLE-UNDER-LYME

ST5 OEP

GENERAL DESCRIPTION

A mid-terraced mixed use property forming part of a popular parade of shops in the centre of Wolstanton, close to Newcastle-under-Lyme. The building constitutes a recently refurbished bar on the ground floor with internally access living accommodation above offered as a package. The property was completely renovated in 2023 with the original layout and use comprehensively transformed. The ground floor has been turned into a cosy drinking establishment with regular music events whilst the first floor is now a modern and spacious one bedroom flat to be used by the licensee or management. The ground floor comprises a bar area with further seating areas towards the rear, toilets and a staff office and storage area. The first floor flat is accessed internally and comprises an open plan kitchen and lounge along with bedroom, walk in wardrobe and bathroom. The building benefits from 8 x solar panels on the roof, hardwood flooring in the bar, air conditioning, CCTV and an exposed brick finish, all to be included on a repair and replace basis.

LOCATION

The property is located on High Street in Wolstanton, a busy street of commercial and residential properties. Wolstanton is around 2 miles from the centre of Newcastle-under-Lyme and 1.5 miles from the Wolstanton junction of the A500.

SERVICES

Mains electric, gas, water and drainage are connected. Gas fired central heating is available in the bar with electric heating in the flat. No services have been tested by the agents.

TENURE

Available by way of a new Full Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable value £8,100
Rates payable £3,094.20 pa (26/27)

Note: If you qualify for small Business Rates Relief you may be entitled to a 100% rates payable reduction.

COUNCIL TAX

91a High Street, Wolstanton – Band A

ACCOMMODATION

Ground floor

Bar area: 372 sq ft
Seating and cellar: 340 sq ft
Rear seating: 82 sq ft
Staff area: 278 sq ft
NIA: 1,072 sq ft

First floor

Lounge 136 sq ft
Kitchen: 96 sq ft
Bedroom: 75 sq ft
Walk-in-wardrobe: 39 sq ft
Bathroom: 59 sq ft
NIA: 405 sq ft

Total NIA: 1,477 sq ft

THE BUSINESS OPPORTUNITY

The business continues to trade daily and generates profitable turnover figures. The incoming tenant will have the opportunity of continuing to trade for nil premium. All of the equipment required to run the business will remain insitu and the intention is that the day after the landlord stops trading the new tenant will start, so that there is a seamless transition. The only cost to the tenant will be stock at valuation.

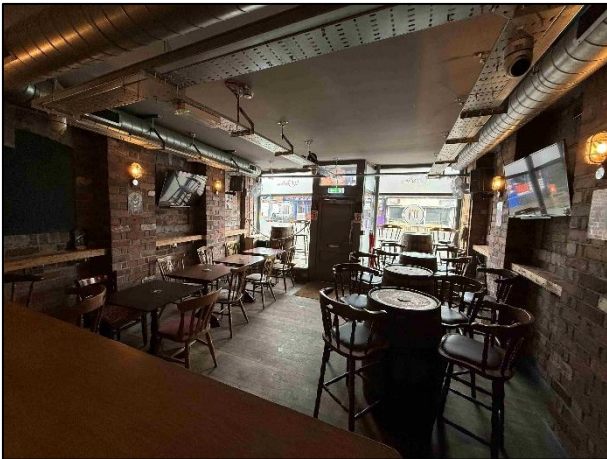
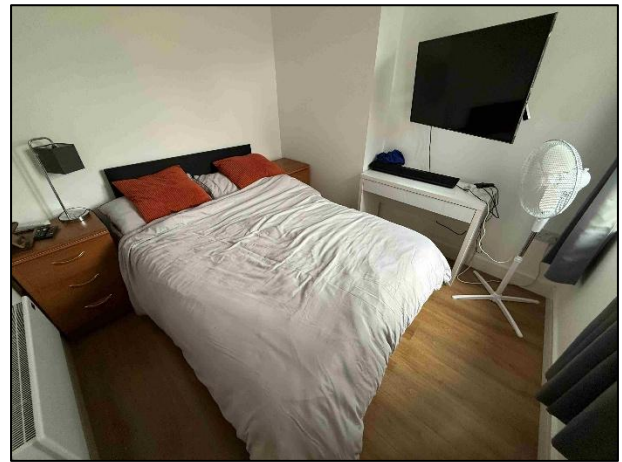
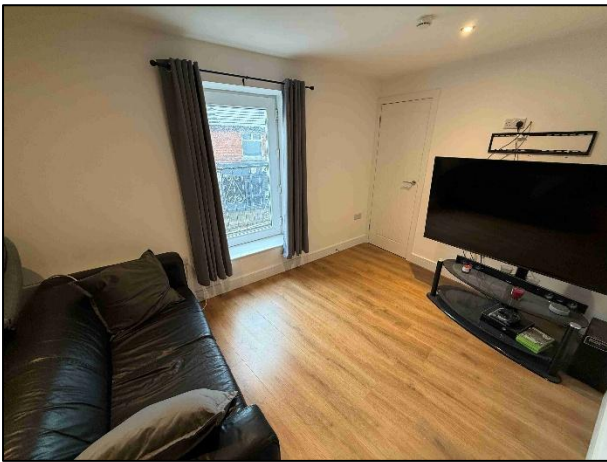
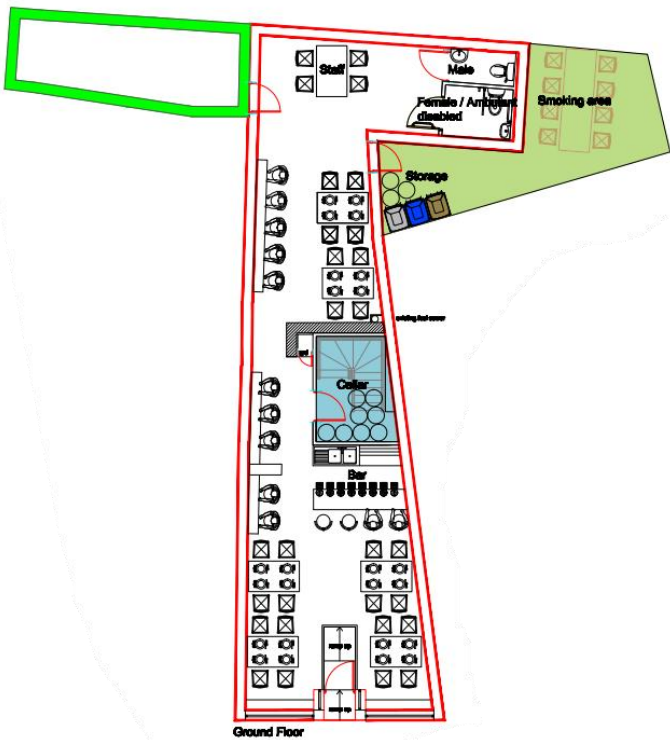
ANTI MONEY LAUNDERING REGULATIONS

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.

91&91A HIGH STREET, WOLSTANTON

NEWCASTLE-UNDER-LYME

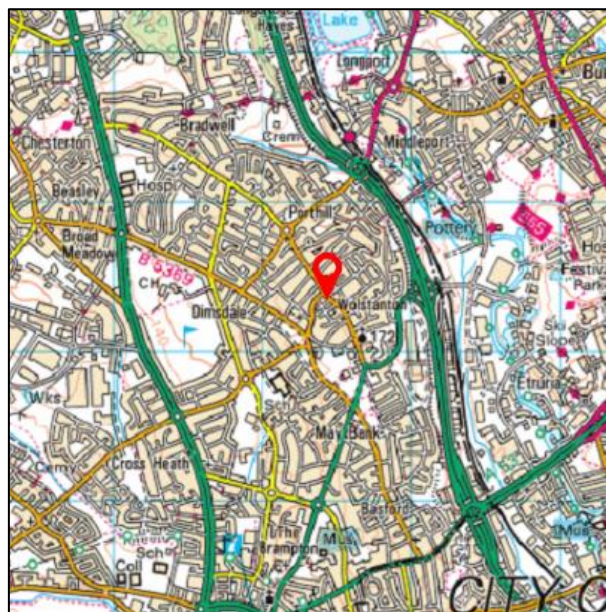
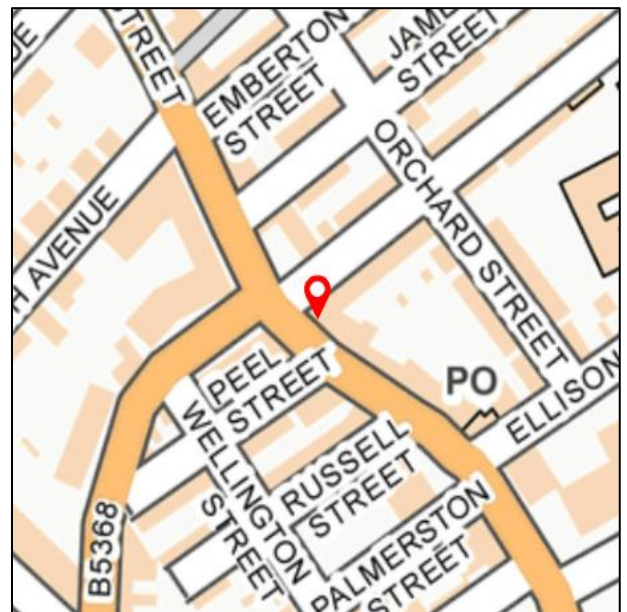
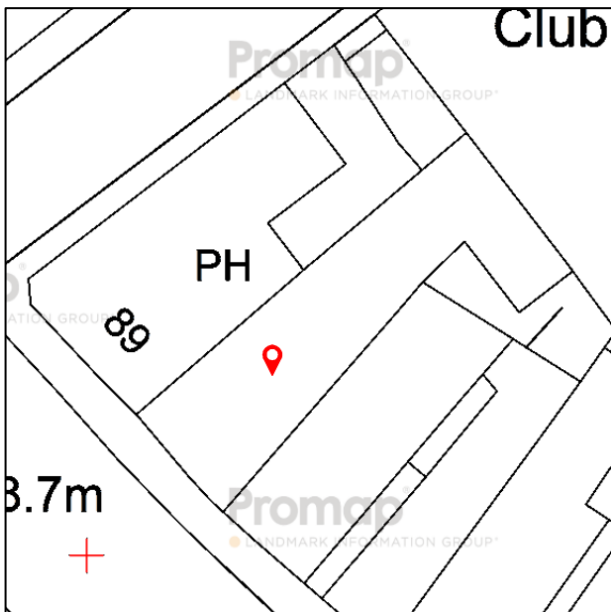
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NEWCASTLE-UNDER-LYME

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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