

HAMMOND
CHARTERED SURVEYORS

George & Dragon

HEATHCOTE
ROAD

Bus lane

For Sale £795,000

Multi-let mixed-use investment

George & Dragon, 38a The Strand, Longton, Stoke on Trent, ST3 2JH

Investment Summary

- Freehold multi-let mixed-use investment.
- 1x commercial unit trading as an independent public house 249 sq. m (2,680 sq. ft).
- 8x flats ranging from 31 sq. m (334 sq. ft) to 42 sq. m (452 sq. ft).
- Commercial unit let for 5 years from 1 July 2023 at £30,000 per annum.
- Flats let at monthly rents ranging between £465 and £575.
- Combined rent of £79,140 per annum.
- Asset management potential.
- We are instructed to invite offers in the order of £795,000. Assuming purchaser's costs at 5.183%, a purchase at this level reflects a net initial yield of 9.46% and an overall rate of £1,534/sq. m (£143/sq. ft).

Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

t: 01782 659 905

e: info@hammondsurveyors.co.uk

www.hammondsurveyors.co.uk

GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS

Location

Stoke on Trent is a major commercial and industrial city and unitary authority in North Staffordshire, approximately 29 miles to the south of Manchester and 40 miles to the north of Birmingham. At the 2021 census, Stoke on Trent had population of approximately 260,000. The property itself is located in Longton, one of the six towns that make up the City of Stoke of Trent. Longton is situated in the southeast of the City and is a popular residential area with a thriving town centre having a wide range of independent traders and household names, bus station, train station and easy access to the major road network.

Description

The property comprises a multi-let mixed-use investment consisting of 1x commercial unit trading as an independent public house (249 sq. m (2,680 sq. ft)) and 8x flats ranging from 31 sq. m (334 sq. ft) to 42 sq. m (452 sq. ft). The building itself of early 20th century origin and was refurbished to provide the existing accommodation in 2005/2006.

The public house occupies the majority of the ground floor and basement. It has a modern interior with bar and seating area to the front & right-hand side, office, stores, male and female toilets and a conservatory at the rear together with a private external seating area. The flats are accessed from the left-hand side of the building via a communal entrance. Inside the communal areas and flats are finished to a modern standard. Each flat has an entrance lobby, living room, kitchen, bedroom and ensuite.

Tenants

Flat Number	Tenant	EPC Rating	EPC sq. m	Lease Start	Term (Years)	Tenant Break	Rent/Month	Rent per annum	Deposit Amount
Commercial	Individual	C	249	01 July 2023	5.00	Expired		£30,000	
1	Individual	D	34	27/06/2022			£485	£5,820	£490
2	Individual	D	33	13/03/2026			£550	£6,600	£630
3	Individual	C	38	04/11/2022			£495	£5,940	
4	Individual	D	42	23/06/2023			£525	£6,300	£545
5	Individual	D	33	26/02/2026			£465	£5,580	£630
6	Individual	C	43	16/10/2023			£475	£5,700	
7	Individual	C	31	17/02/2026			£525	£6,300	£605
8	Individual	C	42	23/05/2025			£575	£6,900	£660
								£79,140	

Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

t: 01782 659 905

e: info@hammondsurveyors.co.uk

www.hammondsurveyors.co.uk

GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS





Hammond Chartered Surveyors

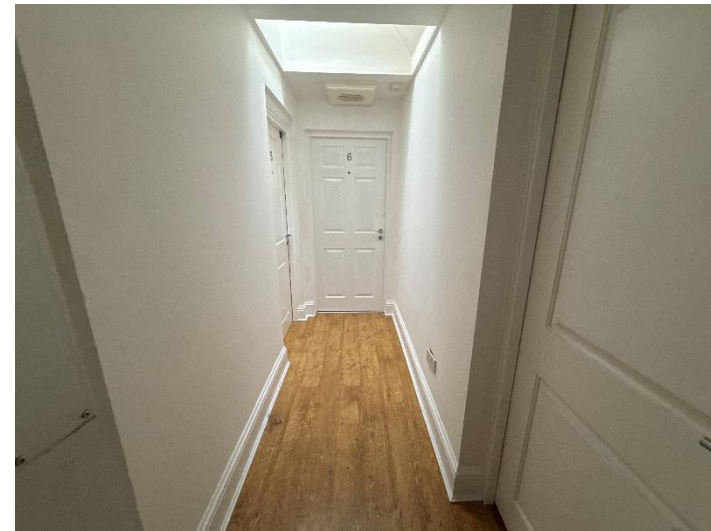
Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

t: 01782 659 905

e: info@hammondsurveyors.co.uk

www.hammondsurveyors.co.uk

GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS



Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

t: 01782 659 905

e: info@hammondsurveyors.co.uk

www.hammondsurveyors.co.uk

GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS



Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

t: 01782 659 905

e: info@hammondsurveyors.co.uk

www.hammondsurveyors.co.uk

GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS

Energy Performance

Area	Sq. m	floor	Energy Rating	Expiry Date
Commercial	249	Ground	C	31/01/2032
1	34	Mid	D	04/10/2027
2	33	Mid	D	04/10/2027
3	38	Mid	C	28/03/2029
4	42	Mid	D	04/10/2027
5	33	Top	D	06/06/2027
6	43	Top	C	05/03/2032
7	31	Top	C	06/04/2027
8	42	Top	C	06/06/2027

Services

All mains' utilities services are understood to be available.

Planning

The existing use of the property is authorised pursuant to Stoke on Trent planning decision 43073/FUL.

Tenure

Freehold: Title Number SF75384

Price

We are instructed to invite offers in the order of £795,000. Assuming purchaser's costs at 5.18%, a purchase at this level reflects a net initial yield of 9.46% and an overall rate of £1,534/sq. m (£143/sq. ft).

Rating

Area	RV	Council Tax Band
Commercial	£18,750	
1		A
2		A
3		A
4		A
5		A
6		A
7		A
8		A

VAT

Not applicable

Costs

Each party is responsible for their own costs incurred in this transaction.

Anti Money Laundering

The Anti Money Laundering regulations require identification checks to be undertaken for all parties acquiring property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

t: 01782 659 905

e: info@hammondsurveyors.co.uk

www.hammondsurveyors.co.uk

GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS

Contact

Glenn Hammond MRICS MARLA

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

Phil Webb

T: 01782 659 905

M: 07821 639 094

E: phil@hammondsurveyors.co.uk

Joint Agent

Belvoir Stoke on Trent

T: 01782 478 444

E: stoke-on-trent@belvoir.co.uk

March 2026

Subject to Contract

Disclaimer: Hammond Chartered Surveyors on its behalf, for any joint agent and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties 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 of them. 3. No person in the employment of Hammond Chartered Surveyors has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of all outgoings and VAT. 5. Hammond Chartered Surveyors is the trading name of GMH Surveyors Limited.

Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

t: 01782 659 905

e: info@hammondsurveyors.co.uk

www.hammondsurveyors.co.uk

GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS



RICS

the mark of
property
professionalism
worldwide