

RORY MACK

ASSOCIATES



**809 HIGH STREET, GOLDENHILL,
STOKE ON TRENT,
STAFFORDSHIRE, ST6 5QH**

**TO LET
£10,000 PAX**

- Former takeaway forming popular parade of shops on busy main road
- Total NIA: 668 sq ft
- Sales area to front with kitchen and welfare facilities to the rear
- EPC: 78 (Band D)



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GENERAL DESCRIPTION

A self-contained, former Cantonese and burger takeaway on a very busy main road between Tunstall and Kidsgrove. The former owner closed the business towards the end of 2024 and the unit is now ready for a new takeaway to take over. The property is located close to free public car parks and has the benefit of parking at the rear suitable for deliveries or drivers collecting food. Internally the property comprises a sales/waiting area with till section, at the rear is an open plan kitchen with some stainless-steel equipment, preparation area and staff WC. The side door leads to the rear yard and outside area. Above the sales area is a storeroom with limited accessibility.

LOCATION

Located on the busy A50 which connects Tunstall with Kidsgrove and is 1.7 miles from the Tunstall junction of the A500. The property forms part of a parade which includes a convenience store, oatcake shop, beauticians and another takeaway.

ACCOMMODATION

Ground Floor:

Front Sales:	217 sq ft
Rear Sales:	123 sq ft
Prep Area:	53 sq ft
WC	---

First Floor:

Storage (according to VOA)	275 sq ft
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Total NIA: 668 sq ft

SERVICES

Mains gas, electricity, water and drainage are connected. Please note that no services have been tested by the agents.

BUSINESS RATES

Rateable Value:	£3,350
Rates Payable:	£1,671.65 pa (24/25)

Note: If you qualify for Small Business Rates Relief you will be entitled to a 100% exemption.

VAT

The rent is not subject to VAT.

TENURE

Available by way of a new Internal Repairing and Insuring lease, for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

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