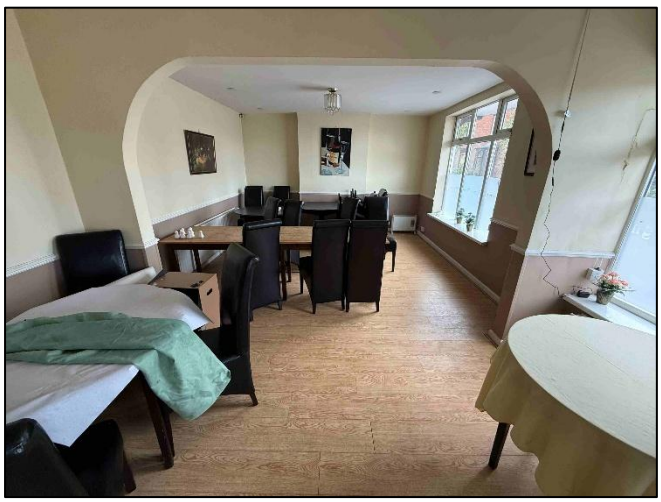
RORY MACK
ASSOCIATES

37 HIGH STREET, ROCESTER, STAFFORDSHIRE, ST14 5JU

FOR SALE
£250,000

- Former restaurant premises with long established reputation
- Ground floor seating, kitchen and storage areas extending to 1,524 sq ft
- Sale includes all fixtures and fittings
- First and second floor living accommodation with space for 3 bedroom flat
- EPC: Band D (100)



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GENERAL DESCRIPTION

A period detached restaurant premises of brick elevations with pitched and flat roof coverings and large customer carpark at the rear. The property has a long-established reputation as a restaurant but would also suit retail, office or residential use, subject to planning. The sale will include the fixtures and fittings, which principally includes the kitchen equipment, walk in fridge, extraction system, steel canopy, fryers, bar equipment and the furniture, providing a 'turn-key' opportunity. The property comprises a large L shaped seating area, bar area, kitchen and food preparation areas plus ladies and gents toilets on the ground floor. On the first floor are rooms which could be converted into a one bedroom flat with kitchen and bathroom. On the second floor are an additional two rooms which could be used as bedrooms, subject to planning.

LOCATION

The property is prominently located on the high street in Rocester a short distance off the B5030 by JCB. Rocester is a pretty village located on the Staffordshire and Derbyshire border.

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.

BUSINESS RATES

Rateable Value:	£12,000
Rates Payable:	£4,584 pa (26/27)

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.

ACCOMMODATION

Ground floor	
Bar:	193 sq ft
Reception:	48 sq ft
Seating area:	682 sq ft
Hallway:	47 sq ft
Kitchen:	264 sq ft
Preparation area:	92 sq ft
Ladies and gents WC's:	--
Walk in fridge/outhouse:	198 sq ft
NIA:	**1,524 sq ft**
First floor	
Lounge:	190 sq ft
Hallway:	67 sq ft
Kitchen/diner:	283 sq ft
Bathroom:	108 sq ft
Bedroom:	219 sq ft
NIA:	**867 sq ft**
Second floor	
Room:	124 sq ft
Room:	90 sq ft
NIA:	**214 sq ft**
Total NIA:	**2,605 sq ft**

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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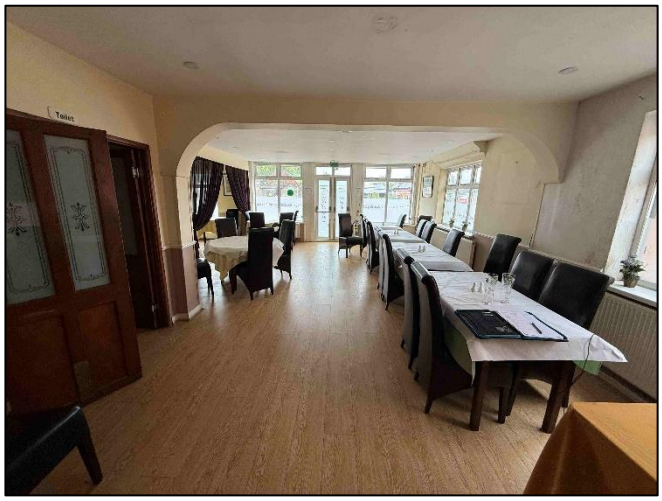

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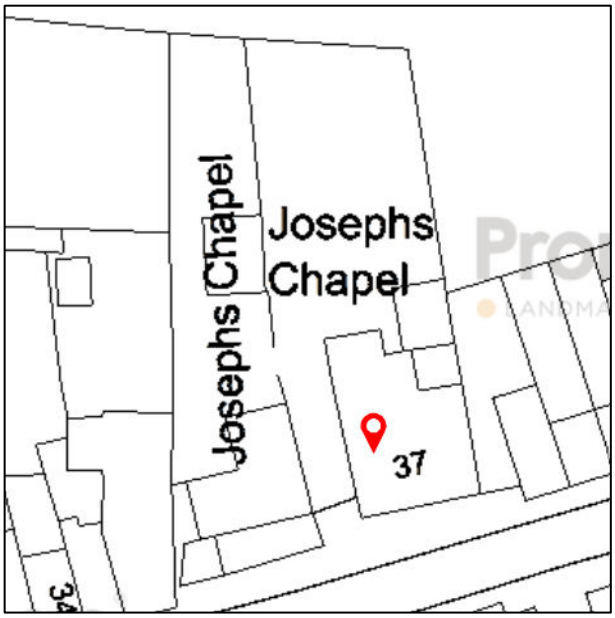

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements