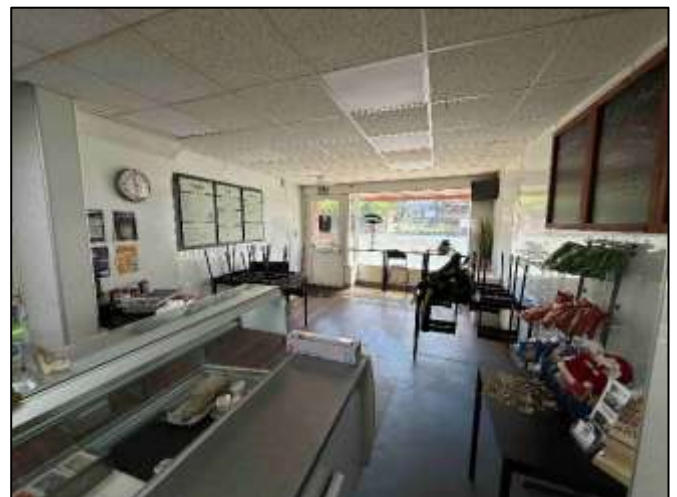
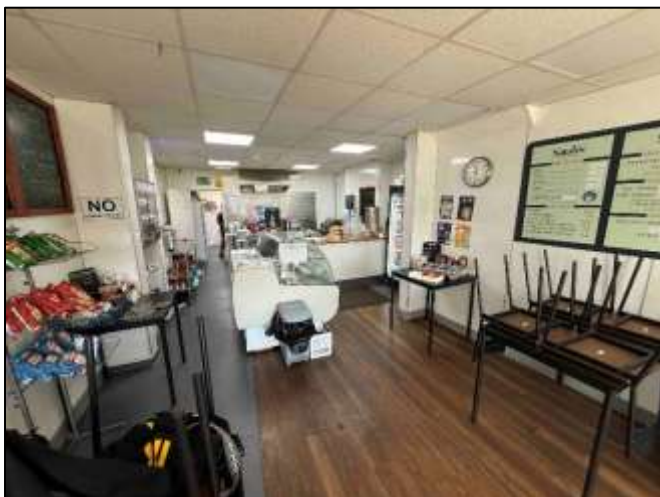




**42 CHURCH STREET, AUDLEY,
STOKE ON TRENT,
STAFFORDSHIRE, ST7 8DE**

**FOR SALE
£150,000
TO LET
£13,500 PAX**

- Fully fitted and trading café plus separate 1 bedroom flat
- Located in the centre of Audley
- Total NIA: 1,393 sq ft
- Ideal owner/occupier business opportunity
- EPC: Shop - Band E (103) Flat - Band E (48)



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GENERAL DESCRIPTION

A mid terrace Victorian property which has been tastefully converted to create a café on the ground floor and spacious 1 bedroom flat above with its own separate entrance. The café is centrally located on the main retail throughfare adjacent to a bus stop and is currently operating a breakfast and lunch takeaway with sit-in service. The premises will be sold together with all of the fixtures and fittings required to run the business which can be taken over as a going concern for nil premium. Although being run as a sandwich shop at present the ground floor could also be used as retail, professional services or hot food, subject to planning. On the first and second floor is a spacious one bedroom flat which is currently vacant but should command a rent in the region of £650 pcm.

LOCATION

The building is located on Church Street, which is the main road through the centre of Audley. Audley is 5 miles to the north of Newcastle-under-Lyme and 9 miles east of Crewe. Alongside Bargain Booze, the town also has a Tesco Express as well as dozens of smaller independent retailers.

ACCOMMODATION

Ground Floor:

Sales area:	413 sq. ft.
Preparation area:	111 sq. ft.
Utility:	52 sq. ft.
NIA:	576 sq. ft.

First Floor:

Lounge:	284 sq. ft.
Kitchen:	91 sq. ft.
Bathroom:	122 sq. ft.
2 nd Bedroom:	320 sq. ft.
NIA:	817 sq. ft.

Total NIA: 1,393 sq. ft.

SERVICES

Mains gas, electricity, water and drainage are connected. Both the commercial and residential elements benefit from gas central heating and mains electric and are metered separately. Please note that no services have been tested by the agents.

THE BUSINESS

Opening hours – Wednesday to Saturday, 8am – 2pm, Sunday, 9am – 1pm, closed Monday and Tuesday.

Equipment will be left in the property as part of the sale or on a repair and replace basis with the responsibility on the tenant if rented.

Facebook page with over 840 followers - https://www.facebook.com/p/Sarahs-Snack-Shack-61566398875515/?locale=en_GB

VAT

The purchase price/rent is not subject to VAT.

BUSINESS RATES

Rateable Value:	£5,900pa
Rates Payable:	£2,253.80 pa (26/27)

If being used for retail, hospitality or leisure

If you qualify for Small Business Rates Relief you should be entitled to a 100% rates exception.

COUNCIL TAX

42a Church Street, Audley – Band A

TENURE

Available freehold, subject to contract and with vacant possession of the commercial element upon completion. Alternatively, available by way of a new Internal 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. An administration fee of £300 plus VAT is payable by the incoming tenant for the preparation of the Lease Agreement.

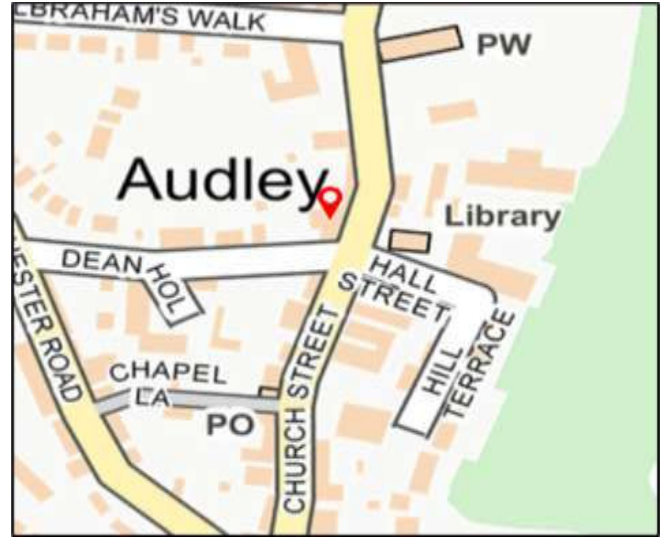
ANTI MONEY LAUNDERING REGULATIONS

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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OFFICE

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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