



81 Trinity Street, Hanley, Stoke on Trent, ST1 5NA
For Sale offers over £85,000

Former Club Premises / Redevelopment Opportunity
Gross Internal Area: 308 sq. m. (3,315 sq. ft.)

81 Trinity Street, Hanley,
Stoke on Trent, ST1 5NA

Location

The property is prominently located on Trinity Street approximately 350m to the west of Stoke on Trent's city centre. Trinity Street/Etruria Road is a commercial gateway into the city centre. Nearby occupiers include the Best Western Stoke on Trent City Centre Hotel, Genting Casino, Costa Coffee, Nando's, Wagamama, Tesco and The NHS's Stoke-on-Trent Community Diagnostic Centre.

Description

The property comprises former club premises of two-storey traditional brick and tile construction. The building is arranged with an inner reception area beyond which there is a bar and seating area and behind this, offices, toilets and a changing area. On the first floor, the former bar and seating area has been partially stripped out. At the front of the building there is a balcony area overlooking Trinity Street.

Accommodation

Ground Floor	154 sq. m	1,658 sq. ft
First Floor	154 sq. m	1,658 sq. ft
GIA	308 sq. m	3,315 sq. ft

Services

Mains electricity, water and drainage are understood to be available, subject to any reconnection which may be necessary.

Energy Performance

- Energy Rating D

Planning

The long established use of the property is a Sui Generis use of property within the meaning of the Town and Country Planning (Use Classes) Order 1987, as amended. Planning consent has previously been granted for

- Ref: 67436/FUL
Date: 7 April 2022
Description: Partial demolition of the existing building, elevational alterations including a rearrangement of the roof and a change of use of ground floor to cafe.
Status: Lapsed
- Ref: 64266/FUL
Date: 5 September 2019
Description: Partial demolition of existing building, new external alterations including rearrangement of roof and a change of use to professional services at ground floor and residential at first floor.
Status: Lapsed

Rateable Value

- Description: Public House & Premises
- Rateable Value: £27,000

Tenure

Freehold with vacant possession.

Price

Offers over £85,000

VAT

Not applicable.

Costs

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

Anti-Money Laundering Regulations

We are required to undertake identification checks and obtain confirmation of the source of funding to fulfil the requirements of the regulations.

Viewings

By appointment, contact:

Glenn Hammond MRICS

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

Phil Webb ANAFA (COMM)

T: 01782 659 905

M: 07821 639094

E: phil@hammondsurveyors.co.uk

Subject to Contract

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