



## Giovanni's Restaurant, 537/539 Leek Road, Hanley, Stoke-on-Trent, ST1 3ER

**1,826 Sq ft  
169.64 sqm**



Asking price

**£185,000**

Prominent roadside restaurant/cafe premises with self contained flat above. The property is available for sale or to let and has a generous sales/cafe area of 744 sq ft with a further 344 sq ft being kitchen and preparation space. The first floor flat has four bedrooms separate access.

**To view: 01782 212201**  
**commercial@bjbmail.com**



## Description

A detached two storey property of brick construction under a pitched clay tile roof on Leek Road in Hanley. This extensive property occupies a prominent roadside position and has the benefit of A3 restaurant/cafe use. The first floor has its own separate access to the rear of the property and comprises a spacious flat with four bedrooms, living room, kitchen and bathroom.

The Freehold Asking Price and/or Premium payment will include all of the following fixtures and fittings:

Full Stainless steel range, Cool room, fridges, freezers, Pizza oven, Chillers, menu displays, tables and chairs. A full inventory will be agreed between the purchaser and the vendor prior to exchange of contracts.

Should the fixtures and fittings not be required then the vendor will remove them and will sell or let the premises as a shell.

## Location

The property is located on Leek road just two hundred yards from the roundabout/junction where Leek Road meets Lichfield Street and Victoria Road. Hanley city centre is approximately one mile distance from the premises.

## Accommodation

Ground Floor

Sales/Restaurant: 744 sq ft (69.12 sq m)

Sales/Kitchen: 161 sq ft (14.96 sq m)

Kitchen/Prep: 139 sq ft (12.91 sq m)\*

\*inc cool room

Lobby area: 24 sq ft (2.23 sq m)

WC

First Floor

Living room: 15.5ft x 12.2ft

Kitchen: 12.2ft x 8.3ft

Bedroom One: 10.1ft x 7.5ft

Bedroom Two: 13.5ft x 11.7ft

Bedroom Three: 11.9ft x 8.1ft

Bedroom Four: 11.3ft x 7.7ft

Bathroom/WC

First Floor Area 758 sq ft (70.42 sq m)

TOTAL NIA: 1,826 Sq ft (169.64 sq m)

## Services

All mains services are available subject to any reconnection which may be necessary.





## Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Rating

The Rateable Value is £7,900. The standard non-domestic rating multiplier is 48.2p in the pound. The small business non-domestic rating multiplier is 47.1p in the pound, for properties with a rateable value up to £18,000. Bjb recommend parties make their own enquiries into any further business rate relief which maybe available.

## Tenure

Freehold with vacant possession upon completion. To include all fixtures and fittings including cooking equipment.

## Legal Costs

Freehold:

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

## Viewing

Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

## Contact

For all enquiries other than viewings please contact;

Paul Jeffries BSc(Hons)MRICS  
Email : commercial@bjbmail.com

## Subject to contract

Misrepresentation Act 1967: These Particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors.

All prices quoted are exclusive of VAT if applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.

All areas and dimensions given are approximate only



### IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.