



Burslem, Old Town Hall and Modern Addition, Market Place, Stoke on Trent, Staffordshire, ST6 3DS

For Sale by Informal Tender
Closing Date 2nd March 2012

Draft Details Awaiting Client Approval.

Historic Old Town Hall and adjacent modern building plus surrounding landscaped areas, available as a whole or individually.

Two contrasting but highly attractive buildings located within the heart of Burslem town centre.

A significant part of The Potteries Heritage.

Net internal area 1,066.90 sq m (11,484 sq ft)

SAT NAV: ST6 3DS



butters john bee ^{bjb}

Commercial

History

A rare opportunity to acquire the long leasehold interest in a Landmark building and modern addition together with surrounding landscaping located in the heart of Burslem Town centre.

The Old Town Hall is Grade II* Listed, built in 1854 and completed in 1857, with the Western Tower including the clock tower and surmounted by the 'Angel' holding out a laurel reef symbolising Civic Victory.

Description - Old Town Hall

Externally, the property has had major refurbishment including new roof and the restoration of the gilded copper Angel. The windows are original sash.

Internally the property retains original features over the ground and first floor, with the inclusion of a modern mezzanine flooring and lift facility.

The ground floor can be accessed from the west and east elevations. The main entrance to the west opens up into a grand reception area with double staircase leading to the first floor landing. The ground floor contains a main spinal hallway throughout with large offices off.

The first floor is predominantly open plan with a more recent central feature also forming part of the mezzanine floor.

An irregular shaped mezzanine floor provides a modern twist to the original building, most recently used as a display area.

The property provides toilet facilities and basement area.

Description - (Modern Addition)

Adjacent is the modern building, built at the turn of the millennium originally to celebrate the glory of The Potteries industry past and present. The premises offer an open plan visitors centre with toilet facility and storage areas, constructed of fully glazed return frontage and steel portal frame. Adjoining the premises are public toilet facilities which offer potential to extend the storage area of the building.

Description - Landscaping

Included are the landscaped areas to the rear of the Ceramica building.

Location

Known as the mother town of The Potteries, Burslem is the oldest of the six towns with the most famous pioneer of the industry, Josiah Wedgwood, having lived in the town and established his first pottery on a site near here.

Accommodation

Old Town Hall

Ground Floor:	370.96 sq m (3,993 sq ft)
First Floor:	370.96 sq m (3,993 sq ft)
Mezzanine Floor:	103.87 sq m (1,118 sq ft)
Basement:	39.77 sq m (426 sq ft)

Modern Addition

Sales Area:	163.79 sq m (1,763 sq ft)
Stores:	17.74 sq m (191 sq ft)

Services

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

Planning

Planning consent was obtained for exhibition hall, including erection of new pavilion to incorporate wc's, shop and cafe together with landscaping (Planning Ref: 34652/FUL).

The existing long leasehold agreement describes the use as "education and visitor centre with ancillary cafe shop toilets and landscaped areas". **Interested parties are advised bids submitted subject to changes in planning consent will be considered.**

bjb recommend that potential purchasers 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 for the whole is £71,000. The uniform business rate for the year commencing 1st April 2011 is 43.3p in the pound.

Tenure

Long leasehold interest on a 99 year lease commencing 1st February 1998, with vacant possession upon completion.

Informal Tender

Offers are being sought by informal tender for the balance of the long leasehold interest for the demise detailed within the leasehold agreement or for an individual building/landscaped area.

The closing date for informal tenders will be close of business on the 2nd March 2012.

All interested parties should contact butters john bee for an electronic copy of the information pack which includes:

- Informal Tender Submission Form
- Long leasehold Agreement
- Floor Plans

Legal Costs

The assignee of the long leasehold will be responsible for the assignor's reasonable legal costs incurred with the transfer of the lease.

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

Rob Elliott BA (Hons) BSc MRICS
Email: robelliott@bjbmail.com

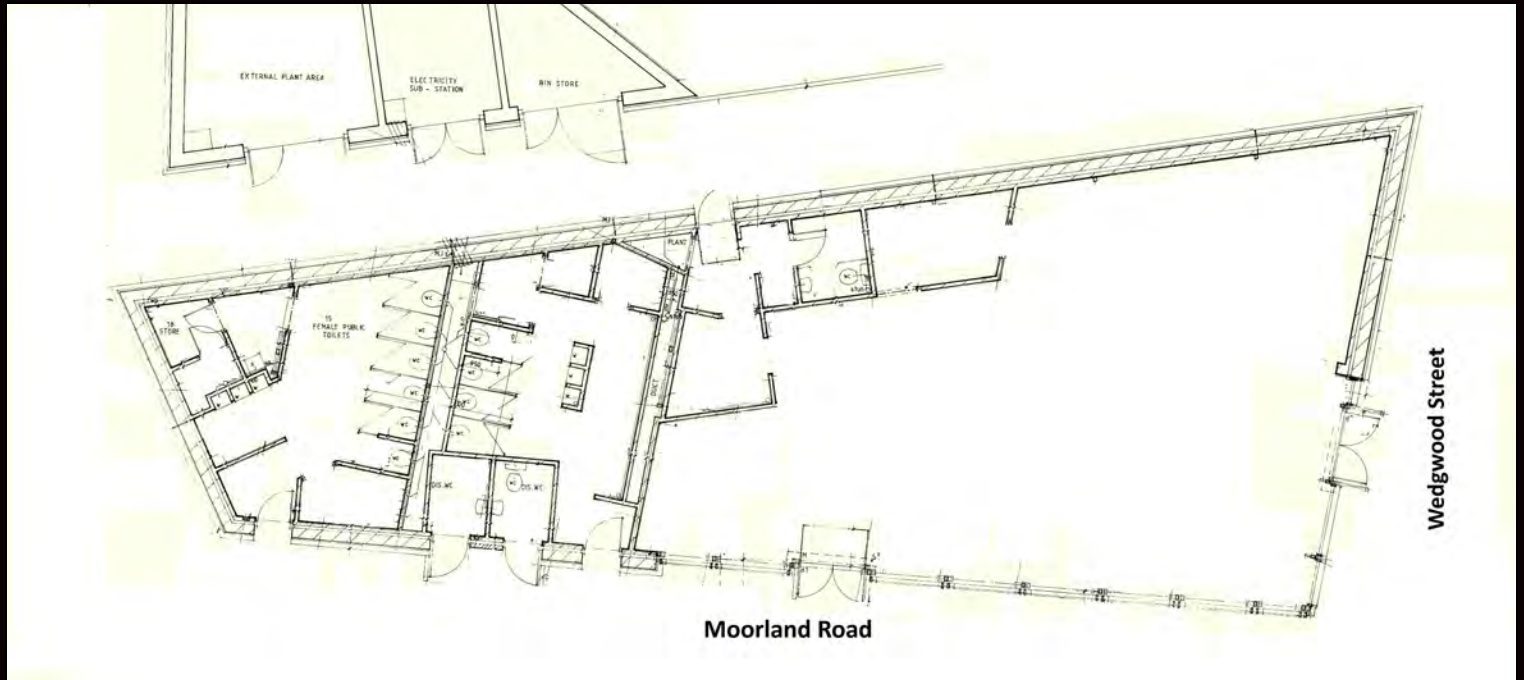
Robert Stevenson BSc(Hons) BA(Hons)
Email: robertstevenson@bjbmail.com

Subject to Contract

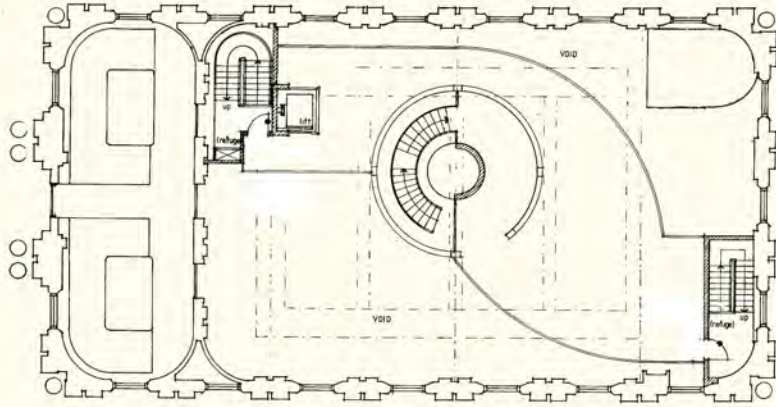
Misrepresentation Act 1967: These Particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors.

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.

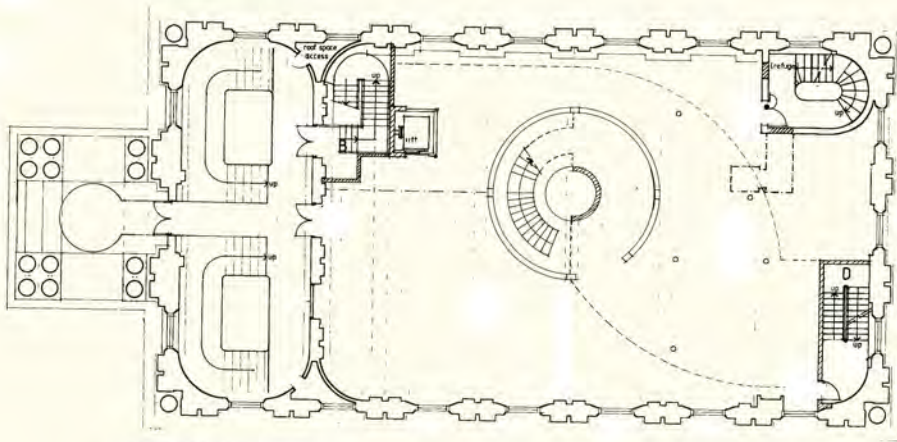
All areas and dimensions given are approximate only



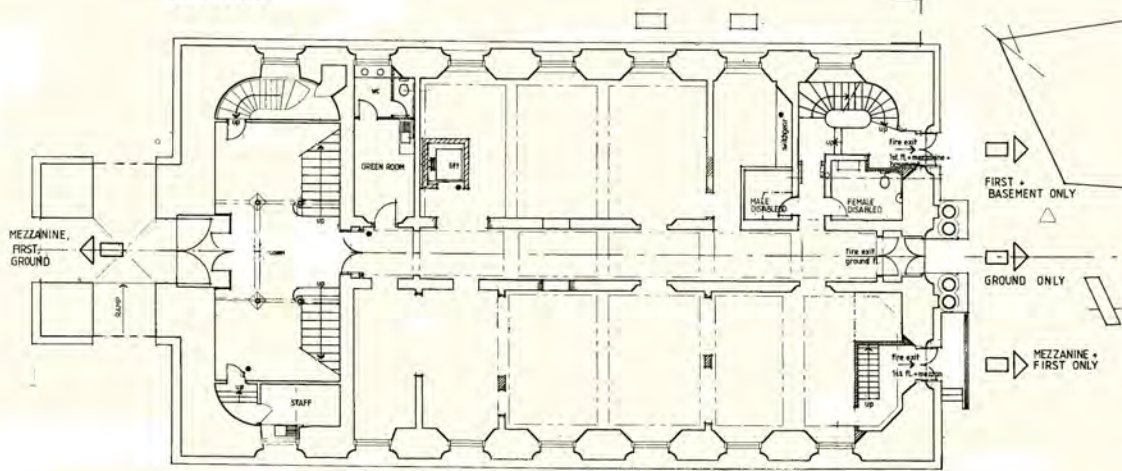
Modern Addition



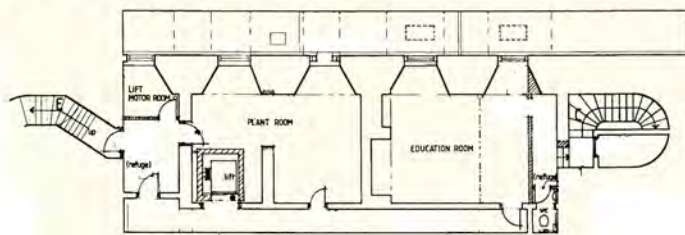
Mezzanine



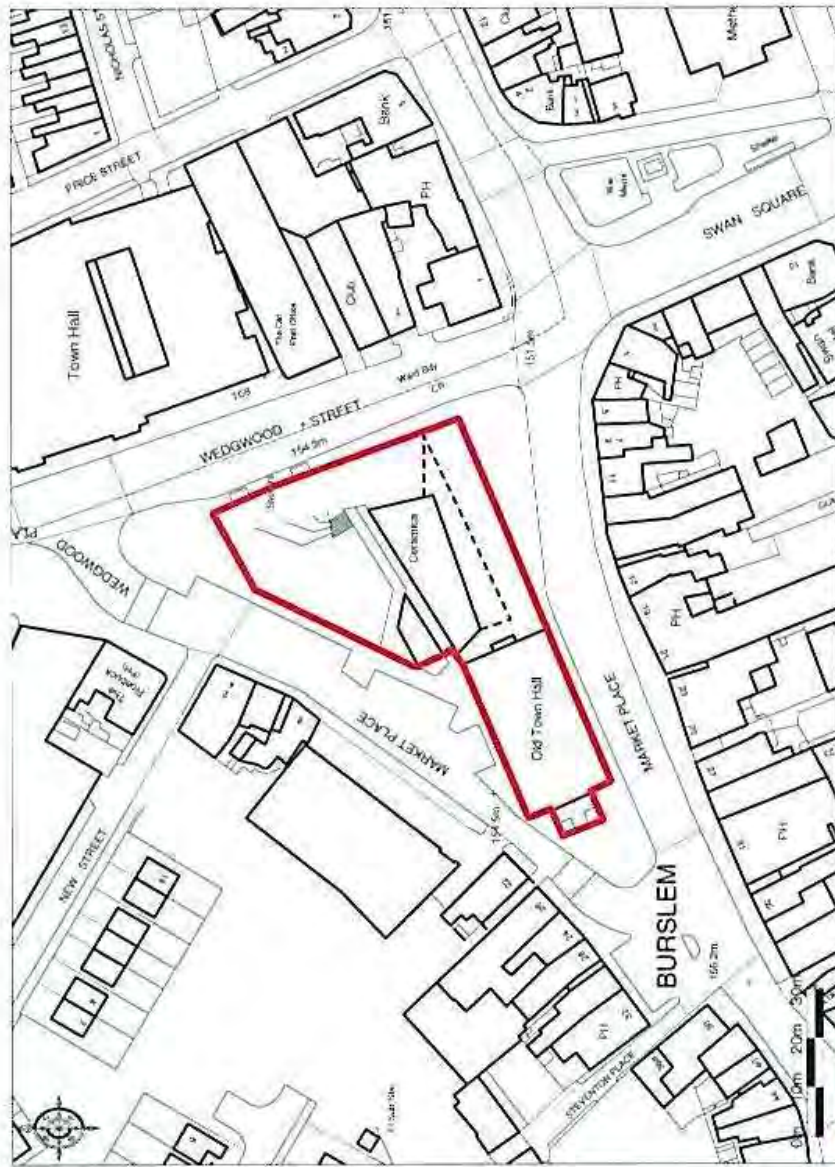
First Floor



Ground Floor



For Identification Purposes Only - Not to Scale
Boundary may vary



Site Plan