

RORY MACK

ASSOCIATES

TO LET:

£20,000 PAX

1 Bethesda Street, Hanley

Stoke-on-Trent
Staffordshire, ST1 1QF



- **Fantastic business opportunity**
- **Prominently located ground floor bar/restaurant premises**
- **Restored to a 'shell finish' and extending to 1,996 sq.ft. (GIA)**
- **Planning granted (App no 60818/FUL) for restaurant and drinking establishment**
- **City Centre location opposite Library, museum and Public Realm area**

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Rory Mack Associates Ltd.
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Reg No. 6424169

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GENERAL DESCRIPTION

The property forms part of an impressive Grade II Listed building constructed in 1858 for the Staffordshire Potteries Waterboard Company. In recent years the premises have been occupied as a wine bar and restaurant although since being vacant the internal accommodation has been restored to shell and core condition ready for a tenants fit-out. Occupying a prominent position at the junction of Bethesda Street and Albion Street, the property is opposite the Potteries Museum and Art Gallery and close to the Cultural Quarter (including Regent Theatre), Victoria Hall, Mitchell Arts Centre and the city's new bus centre. More importantly, the new 'Smithfield' Central Business District (CBD) is now partially complete with the recent construction of two principal office buildings, one of which is occupied by Stoke on Trent City Council and the other Waterplus. A 140 bedroom eight-storey 'Hilton' Garden Inn hotel is about to be constructed which is expected to be finished in 2019.

LOCATION

As can be seen on the attached location plans, the property enjoys a very prominent position on Bethesda Street with return frontage to Albion Street, located opposite the Potteries Museum, and close to the Courts of Justice, Police Station, Town Hall, City Library and The Sentinel offices. Bethesda Street links to St John Street which has a large multi storey car park and access to the bus station. Next door to the property on Albion Street is the Bethesda Chapel which has recently re-opened as a public venue and potential future Registry Office. The pedestrianized walkway of Piccadilly provides a direct route through the Cultural Quarter and the heart of the main shopping facilities of the city. The vehicular thoroughfare of Broad Street links to the Potteries Way ring road which serves the Central Business District/Civic Offices. Immediately opposite is a new and extended area of public realm which provides public amenity space upon which it is intended to display a Spitfire plane as a visitor attraction and in recognition of the achievements of Potteries born Reginald Mitchell, who designed the plane.

ACCOMMODATION

The premises comprises a self-contained unit with a GIA of approximately 1,966 sq.ft. (182.7 m2)

VAT

The rent will be subject to VAT.

SERVICES

We understand mains gas, electric and water are available to the property subject to any re-connection fees which may apply. Please note that no services have been tested by the agents.

BUSINESS RATES

The business rates assessment is currently removed from the Rating List.

INCENTIVES

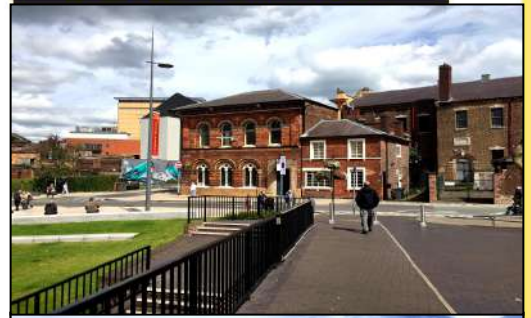
Subject to negotiation the landlord is prepared to incorporate incentives into the agreement to contribute towards the fit out costs. Incentives given will be dependent upon corement strength, rent and term of years agreed.

TENURE

Available by way of a new Full Repairing and Insuring lease (by way of a Service Charge) for a term of years to be agreed subject to rent reviews every three years and with the incoming tenant being responsible for the landlord's reasonable legal fees.

MISREPRESENTATION ACT STATEMENT

These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance or intended purchasers or lessees and do not constitute, nor constitute part, of an offer or contract: (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property: (D) All prices and rentals quoted are exclusive of VAT (if applicable): (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



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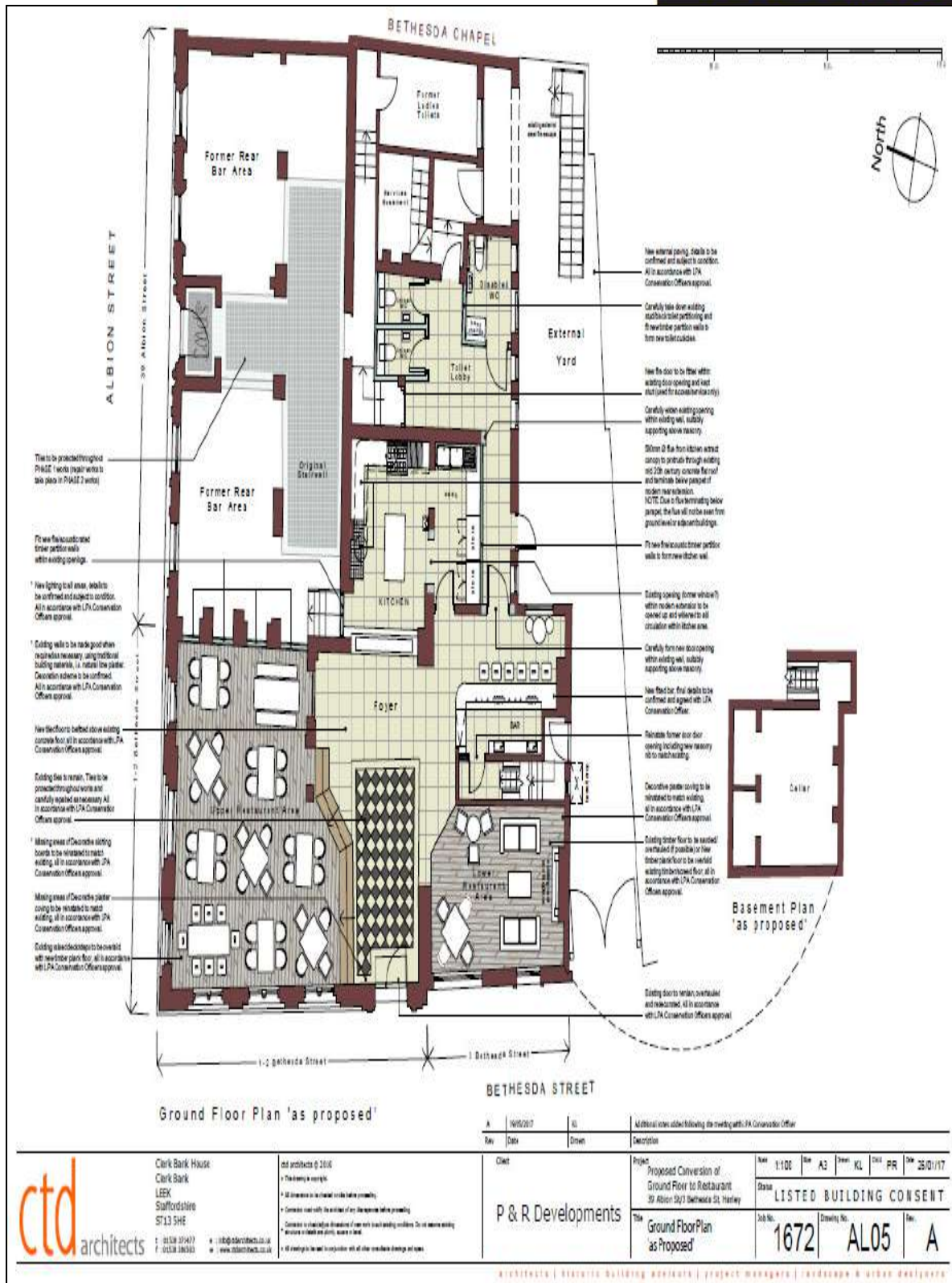
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• This is a copy
• All drawings to be checked and approved
• Consents must only be obtained after the project
• Consents to be obtained from the relevant authority
• All drawings to be checked and approved with the relevant design and

A	REV	DATE	BY	CHKD	DESCRIPTION
	1	18/02/17			Additional notes added following the meeting with LPA Conservation Officer

Client
P & R Developments

Project	Proposed Conversion of Ground Floor to Restaurant 39 Albion Street Bethesda St, Newark
Scale	1:100
Drawn	A3
Checked	KL
Approved	PR
Date	25/01/17
Job No.	1672
Drawing No.	AL05
Rev.	A

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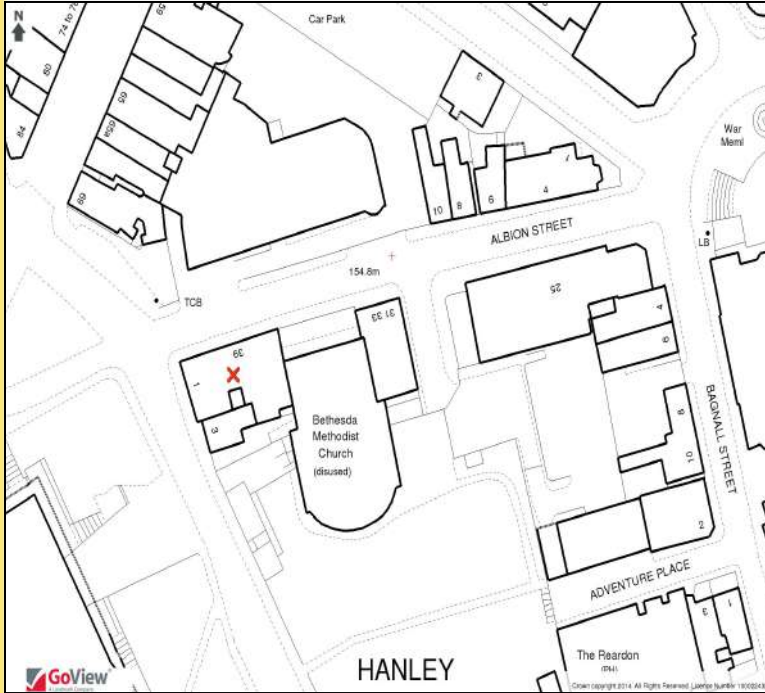
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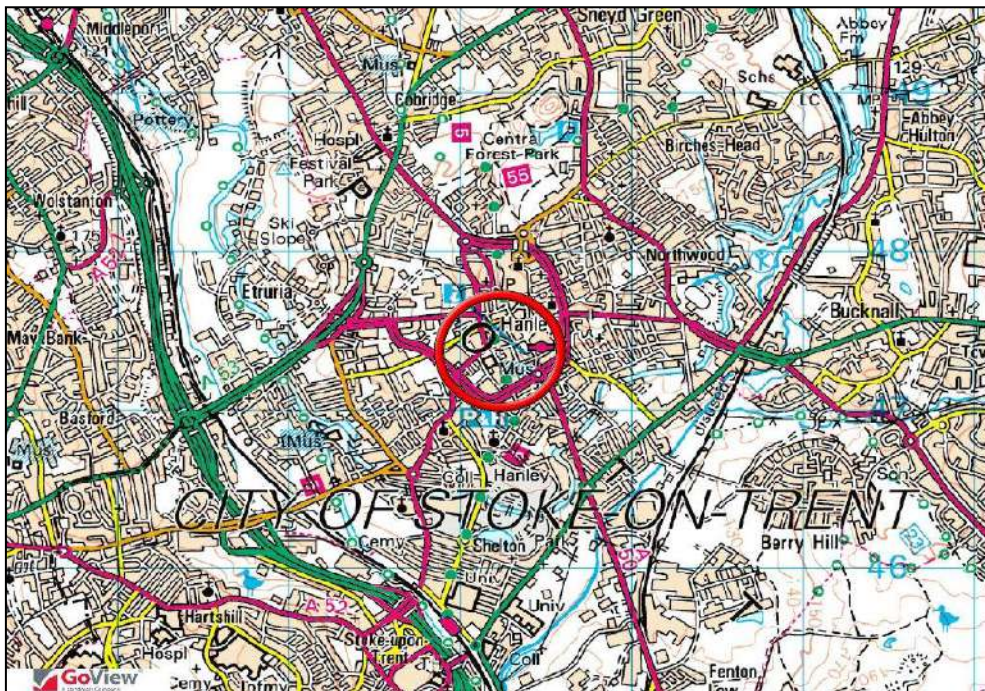
ORDNANCE MAP



STREET MAP



TOWN MAP



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