

RORY MACK

ASSOCIATES

FOR SALE:

£295,000

## Former Stoke Library

London Road, Stoke on Trent,  
Staffordshire, ST4 7QE



- **Imposing Grade II Listed building in town centre extending to 5,573 sq ft**
- **Large open plan lower ground and ground floor areas**
- **Would suit a range of uses to include leisure (STP) where necessary**
- **Retains many original and historically important features**
- **EPC: 79 (Band D)**

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### GENERAL DESCRIPTION

A substantial three storey premises constructed in 1878 by renowned architect Charles Lynam to serve as a public library. The property was given Grade II Listed status in 1991 and is described by the Listed Building Society as follows... Library, purpose-built as library and Shakespeare Institute in 1878. By Charles Lynam. Brick with stone dressings, enriched with tiled panels and mosaics. 2-storeyed over a basement, 5 bays, stepped in plan. Red brick to basement, then white brick above, with rubbed red brick pilasters and architraves to windows in the advanced 3-bay section to the SW. 3 oculi, with tiled panels over, and mosaic depicting Shakespeare in the central panel. Stone band embellished with motifs, and continuous band of casement windows immediately below the overhanging eaves. Doorway in recessed bay to NE with terracotta entablature and mosaic panel over with the date and foundation details. Tiled panels continue round side elevations, and depict flowers in urns, now very faded. Gable end stacks.

The property is accessed by two principal entrances, via steps leading down to the lower ground floor with the main entrance to the ground floor approached via steps leading up from the pavement. Internally, there are two principal open plan areas to the lower ground and ground floor levels with a balcony area flanking the perimeter walls of the main hall overlooking the ground floor, together with a number of additional ancillary rooms throughout.

### LOCATION

The property is prominently located in the centre of Stoke, immediately opposite the Sainsburys supermarket and adjacent to a range of mixed use commercial premises. There are a number of public car parks within 50 yards. Stoke town centre has experienced something of a revival since Staffordshire University amalgamated its Stafford campus into the Stoke campus, which has resulted in the development of new student accommodation, significantly increasing the population of the town.

### ACCOMMODATION

#### Lower Ground Floor

A range of ancillary rooms to include toilets and the main hall (1,338 sq ft)  
2,084 sq ft

#### Ground Floor

Imposing entrance hall, together with bar area (374 sq ft) and main hall (1,324 sq ft).

2,028 sq ft

#### First Floor

Balcony area (883 sq ft) plus function room (497 sq ft) and toilets.

1,461 sq ft

**Total GIA: 5,573 sq ft**

Note: externally there is an area of land that adjoins part of the northern boundary of the site that is currently owned by the adjacent building and can be separately purchased for an agreed sum of £2,000. This area of land would facilitate an additional access point, which may be useful depending on the future use of the building.

### SERVICES

All mains services are connected. There are two recently installed gas fired boilers that provide central heating throughout. No services have been tested by the agents.



Strictly by appointment through agents:

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## VAT

The sale price is subject to VAT

## PLANNING

Formerly used as a 'Library' the agents understand that the property has a F1(d) Use Class Order (Public Libraries or Public Reading Rooms) which falls within the F1 (Learning and non-residential institutions) Use Class Order. The only planning Application on record was granted in 2008 (Application no: 00479/LBC) which permitted the: refurbishment of basement works to include removal of internal entrance lobby, fixtures and fittings and formation of offices, kitchen, toilets store and entrance lobby and cleaners store.

The property would suit a range of uses and the attached plans illustrate how the property could easily accommodate a bar/restaurant operator, subject to planning. Interested parties are advised to contact Stoke on Trent City Council to discuss alternative uses.

## BUSINESS RATES

Rateable Value: £8,600

Rates Payable: £4,291.40 pa (22/23)

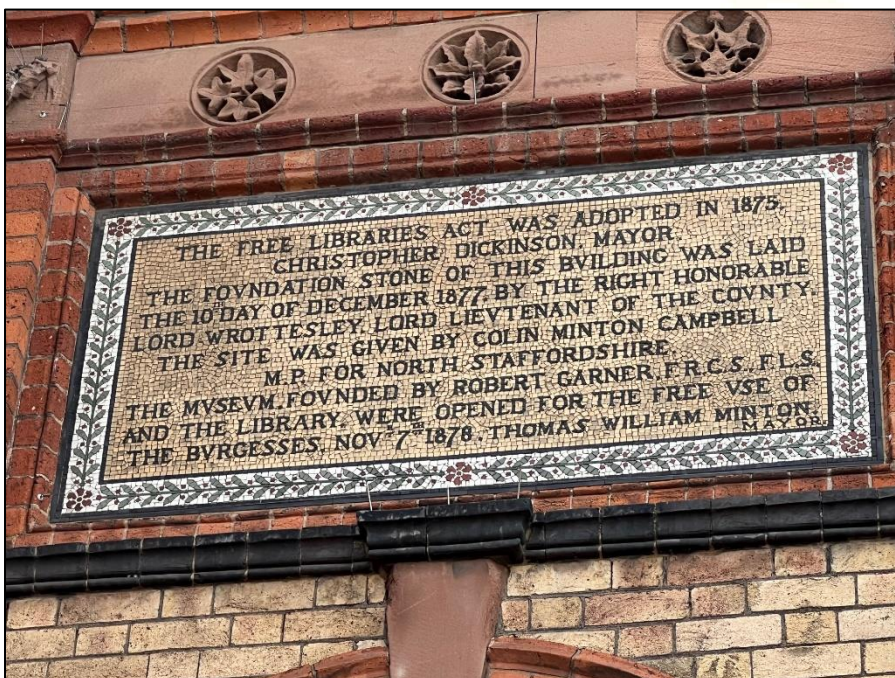
Note: if you qualify for small business rates relief you should receive a 100% rates payable exemption. Listed buildings do not attract a rates payable liability when they are vacant.

## TENURE

Available freehold, subject contract and with vacant possession upon completion.

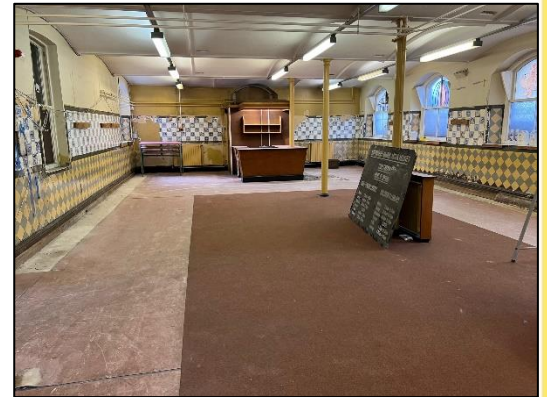
## ANTI MONEY LAUNDERING REGULATIONS

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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## ASSOCIATES



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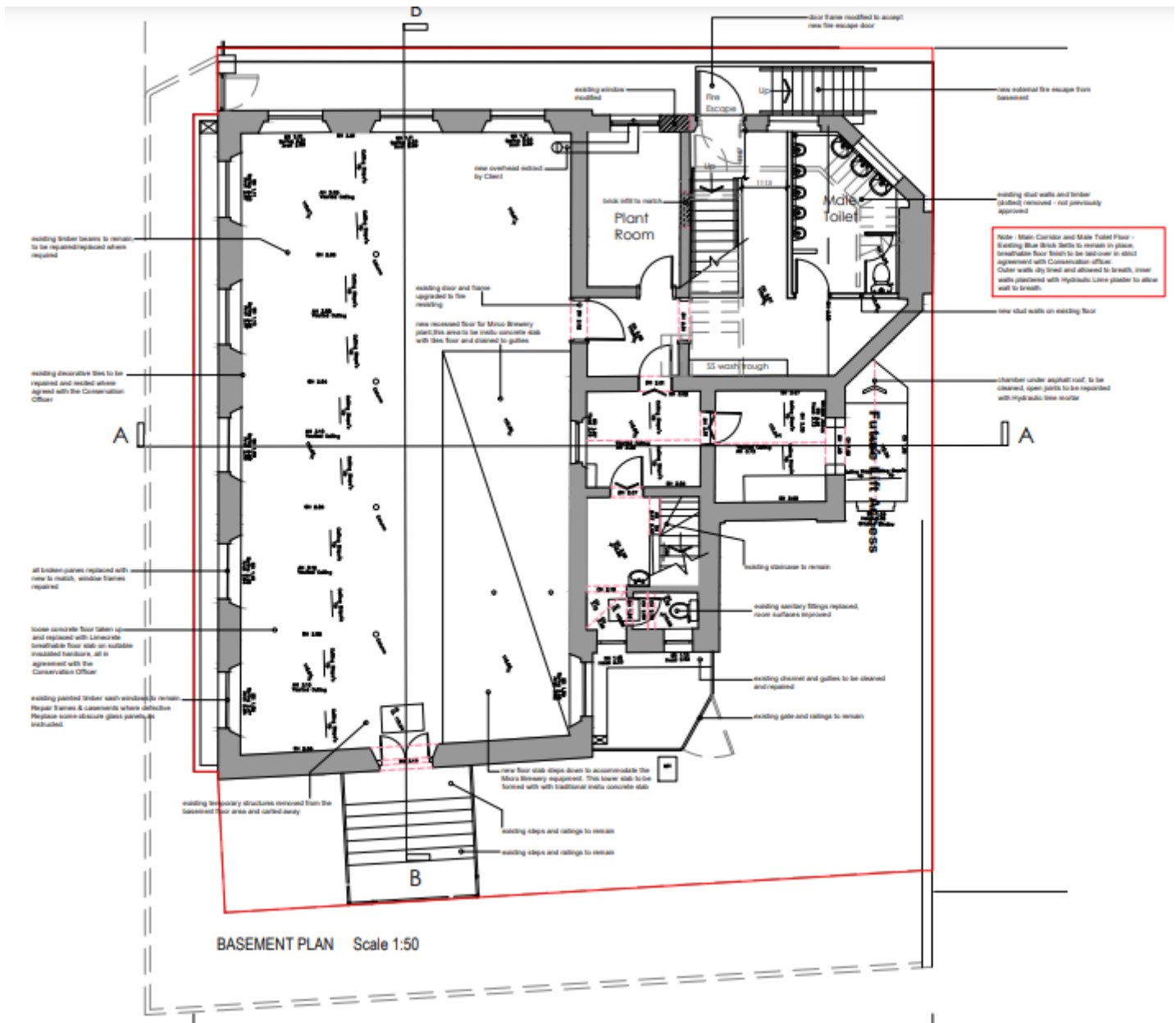
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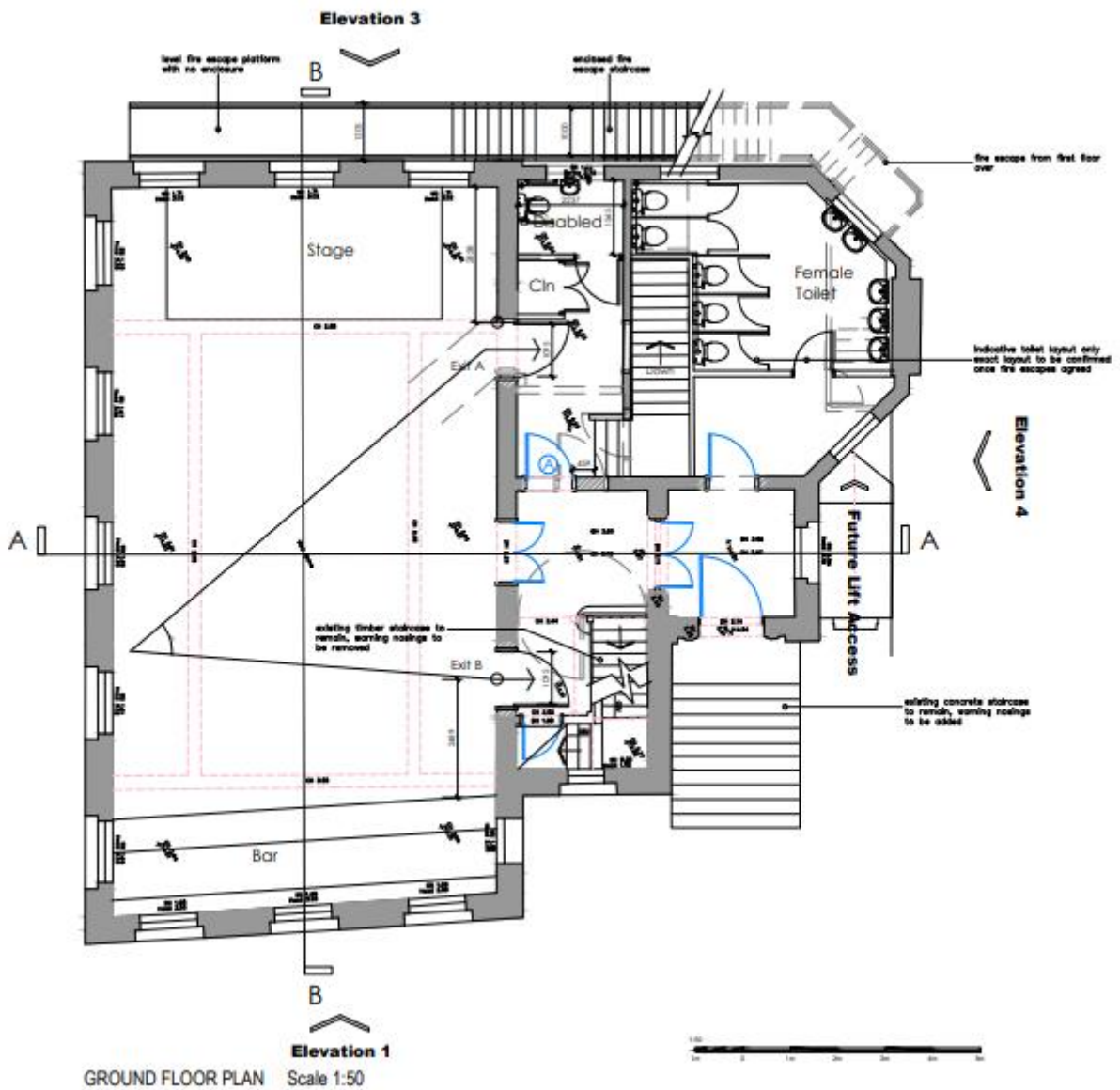
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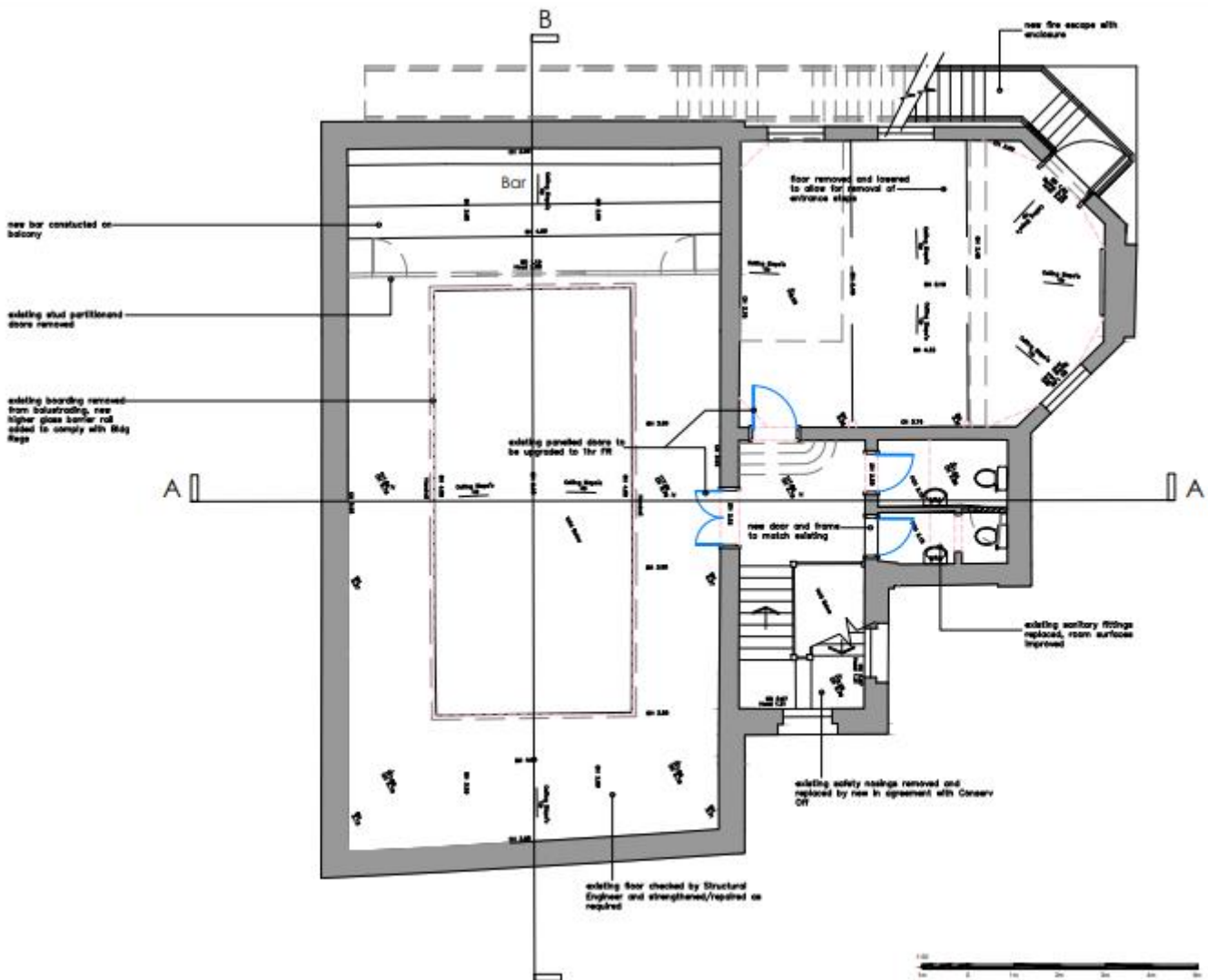
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FIRST FLOOR PLAN Scale 1:50

