

RORY MACK

ASSOCIATES



**DARCY'S, 58 VICTORIA ROAD,
FENTON, STOKE ON TRENT,
STAFFORDSHIRE, ST4 2JX**

**FOR SALE
£175,000**

- Freehold former public house
- NIA: 1,901 plus large cellar and outside seating area
- Could suit alternative use such as retail, café, office or residential (STP)
- Located on busy main road with excellent advertising potential
- EPC – TBC



DARCY'S

58 VICTORIA ROAD, FENTON

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GENERAL DESCRIPTION

An end terraced former public house of rendered brick elevations and pitched tiled roof. The property occupies a prominent position on Victoria Road close to the roundabout with King Street and City Road. The property has very recently ceased trading and is available freehold suitable for a range of potential uses to include retail, office, café/restaurant, residential (subject to planning) or carry on as a drinking establishment. Darcy's comprises a lounge area to one side and bar area to the other with seating area, store and toilets to the rear. Externally there is an outside seating area plus gated exit onto the street. On the first floor is living accommodation accessed from the back of the building to include a lounge, kitchen, large bathroom and two bedrooms. At 859 sq ft the flat above is large and could easily be split from the ground floor to create income for the new owner. At lower ground level is a 497 cellar with 10 lines to the bar above. The property benefits from wooden flooring in parts, UPVC double glazed windows and plastered ceilings.

LOCATION

Darcy's is located at the Fenton end of Victoria Road around 150 metres from the King Street/City Road roundabout and around 2 miles from Hanley centre. The A500 is located just 1 mile away and Junction 15 of the M6 motorway 4 miles away.

SERVICES

We understand that mains water, drainage and electricity is available. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

BUSINESS RATES

Rateable Value: £8,500
Rates Payable: £4,241.50 pa (25/26)

Note: If you qualify for Small Business Rates you should be entitled to a 100% rates payable exemption.

TENURE

Available freehold, subject to contract and with vacant possession upon completion. The owner may consider a rental with interested parties encouraged to contact RMA to discuss.

ACCOMMODATION

Ground floor

Main bar area:	422 sq ft
Lounge:	333 sq ft
Rear area:	268 sq ft
Store:	19 sq ft
Ladies, gents and disabled:	--
NIA:	1,042 sq ft
<i>Cellar:</i>	<i>497 sq ft</i>

First floor

Lounge:	265 sq ft
Kitchen:	196 sq ft
Bedroom:	169 sq ft
Office:	127 sq ft
Bathroom:	102 sq ft
NIA:	859 sq ft
Total NIA:	1,901 sq ft

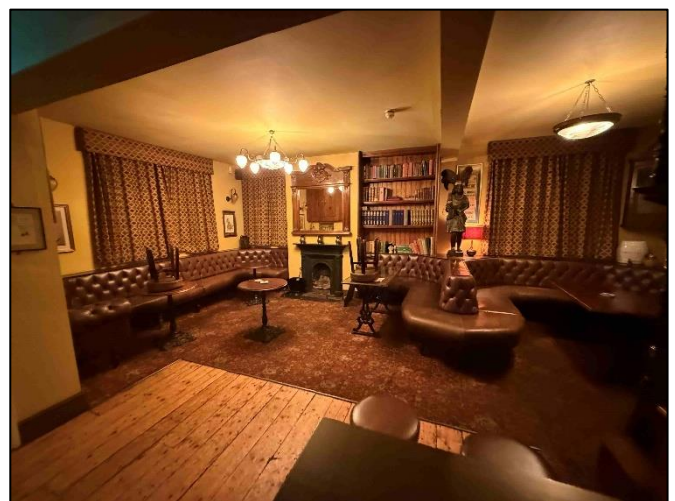
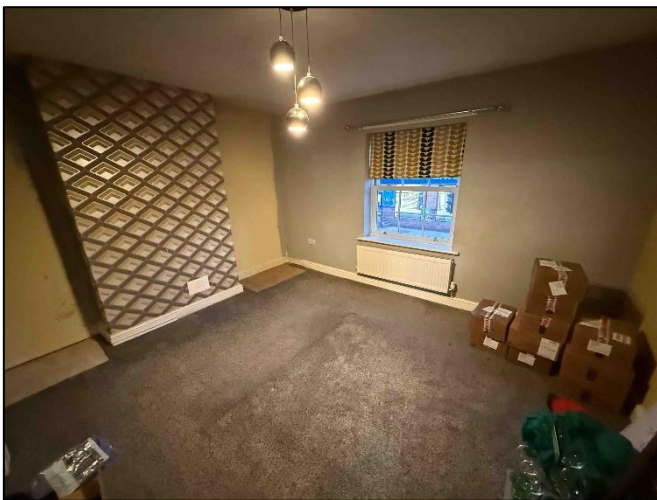
ANTI MONEY LAUNDERING REGULATIONS

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.

DARCY'S

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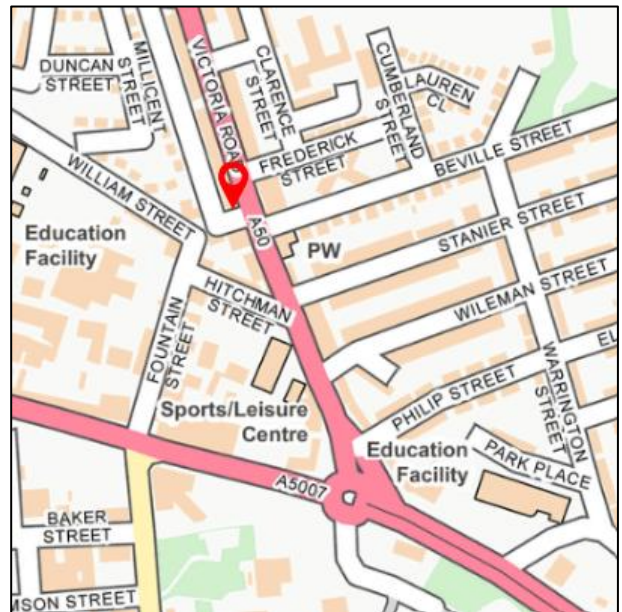
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements