

**RORY MACK**

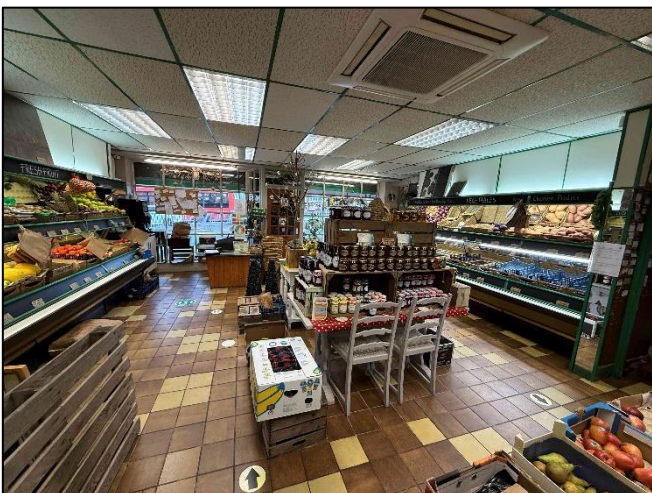
**ASSOCIATES**



**WALKERS FARM SHOP & FLORIST,  
17-19 HULTON STREET, HANLEY,  
STOKE ON TRENT, ST1 6AU**

**FOR SALE  
£295,000**

- Extremely prominent retail premises with car park
- NIA: 2,062 sq ft
- Ground floor suitable for a variety of retail or leisure uses
- Opportunity to create a 3 bedroom apartment above
- EPC – Band C (70)



## 17-19 HULTON STREET

### STOKE ON TRENT

ST1 6AU

#### GENERAL DESCRIPTION

A rare opportunity to buy a well-proportioned and detached retail premises of brick elevations and pitched tiled roof coverings. Walkers Farm Shop has operated in this location for over 60 years and carries enormous history but also huge potential for someone new to take on the business if they wish. The ground floor is presently laid out as a florist on one side and a farm shop/deli on the other. At first floor is an area which has been used as residential in the past and could easily be turned back into a spacious 3 bedroom apartment with its own separate entrance. At the side of the building is a private car park for approx. 8 cars. The retail areas benefit from suspending ceilings, air conditioning and a frontage onto Town Road. The first floor accommodation benefits from double glazed UPVC windows and gas powered central heating.

#### LOCATION

The property has an extensive frontage to Hulton Street which runs parallel to Town Road, which links Hanley with Birches Head and the A53. The building is prominently positioned close to the junction with the A5272 and opposite a set of traffic lights on one of the main roads leading into the city from the north.

#### ACCOMMODATION

##### Ground Floor

Farm shop:	655 sq ft
Florist:	283 sq ft
Rear store/lean to:	221 sq ft
<b>Total:</b>	<b>1,159 sq ft</b>

##### First Floor

Lounge/reception:	406 sq ft
Kitchen:	76 sq ft
Bedroom:	135 sq ft
Bedroom:	128 sq ft
Laundry room:	119 sq ft
Bathroom:	39 sq ft
<b>Total:</b>	<b>903 sq ft</b>

**Total NIA: 2,062 sq ft**

#### SERVICES

Mains gas, electric, water and drainage are connected. Gas fired central heating installed in the upstairs accommodation and air conditioning in the retail. No services have been tested by the agents.

#### VAT

The sale price is not subject to VAT.

#### BUSINESS RATES

Rateable value	£9,500
Rates payable	£4,740.50 pa (24/25)

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

#### BUSINESS

The business is still operating from this location and there is the opportunity for the new owner to acquire the business by way of separate negotiation. Please call the office on 01782 715725 to discuss. Alternatively the business can be wound up enabling the property to be put to a different use.

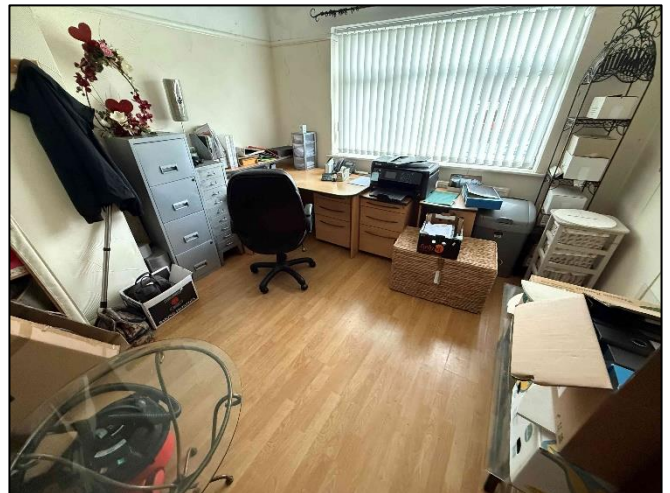
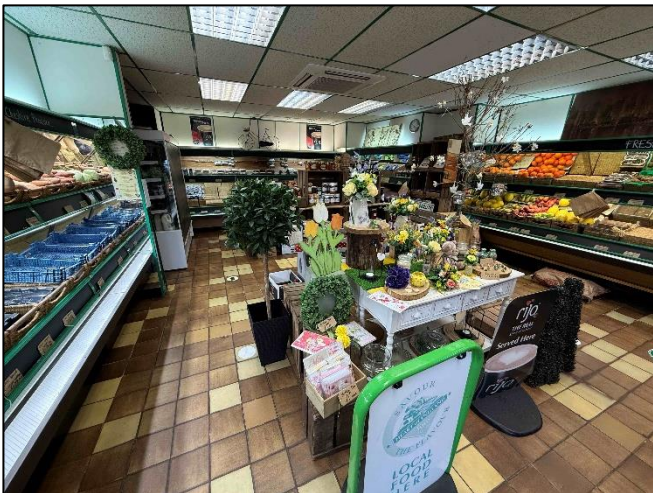
#### TENURE

Available freehold, subject to 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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ST1 6AU



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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