

Hanley Prohibition House Trinity Street Stoke-on-Trent Staffordshire ST1 5LA

- **Freehold Vacant Nightclub**
- Located within the main bar/club pitch in the town centre
- Totals 1,326 sq m (14,274 sq ft) over six floors
- Potential for alternative uses (1)
- Prominent corner frontage
- Close to pedestrianised town centre

Vacant Possession

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Hanley, together with Stoke-on-Trent, has a population of some 240,000 and forms part of the extensive Potteries conurbation. The town is located some 40 miles south of Manchester and is situated at the junction of the A50 and A500, a short distance east of the M6 Motorway (Junction 15).

The property is situated on the north side of Trinity Street, at the junction with Foundry Street within the town's main nightclub/bar pitch.

Occupiers close by include Walkabout bar/restaurant, Chicago Club, Reflex Bar, RBS, TK Maxx and KFC, whilst the pedestrianised town centre and the Potteries Shopping Centre are close by.

Description

The property is arranged on basement, ground and four upper floors to provide a former bar/club to the ground floor with kitchen, WC, cellarage and office to the basement and a covered outside area to the front. The upper floors are presently separately accessed from Trinity Street and provide a former bar/club over first and second floors, whilst the third and fourth floors provide additional accommodation. There is a central staircase and lift (not tested) serving all floors.

The property provides the following Gross Internal Areas:

Basement 183.55 sq m (1,976 sq ft)

| | | |
|--------------|-------------------|-----------------------|
| Ground Floor | 214.45 sq m | (2,308 sq ft) |
| First Floor | 241.30 sq m | (2,597 sq ft) |
| Second Floor | 240.65 sq m | (2,590 sq ft) |
| Third Floor | 240.65 sq m | (2,590 sq ft) |
| Fourth Floor | 205.45 sq m | (2,212 sq ft) |
| Total | 1,326 sq m | (14,274 sq ft) |

Tenancy

The entire property is to be offered with VACANT POSSESSION.

Planning (1)

The property may be suitable for alternative uses, subject to all necessary consents. All enquiries www.stoke.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 235 Hanley**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor M Bramley Esq., Nabarro LLP. Tel: 0114 279 4011 e-mail: m.bramley@nabarro.com