

Lot 26

Blue Tiffin Restaurant, Uttoxeter Road ST3 6HE

GUIDE PRICE: £280,000*



**FREEHOLD DETACHED ROADSIDE
RESTAURANT WITH 30 CAR PARKING SPACES
CURRENTLY LET AT £30,000 PA**

This roadside restaurant is arranged over the ground floor of this detached building on a site of about 0.32 Acres which includes a car park area providing spaces for 23 cars. Found mid way between Birmingham and Manchester, Stoke-on-Trent is a unique City affectionately known as The Potteries with its rich industrial heritage. The A50 runs adjacent to the M6 motorway (junction 15) close to Newcastle-under-Lyme to it's junction with the M1 (Junction 24) just outside Derby with the restaurant itself found on the north carriageway between Sandon Road (A520) and the A521 adjacent to a BP Connect service station.

TENANCY

The entire property is let and trading as BLUE TIFFIN RESTAURANT for a term of 20 years from 6th July 2007 at an initial rent of £30,000 per annum exclusive with 5 year rent reviews (July 2012 rent review outstanding) on Full Repairing and Insuring Terms.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Stoke on Trent City Council. Tel: 01782 234567
Rateable Value: £15,750

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS

FFS Estate Agents, 950 Uxbridge Road, Hayes, Middlesex,
UB4 0RL, 020 8569 1151



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN