

TOLLGATE

HOTEL & LEISURE

RIPON ROAD / BLURTON / STOKE-ON-TRENT / ST3 3BS

Redevelopment Opportunity

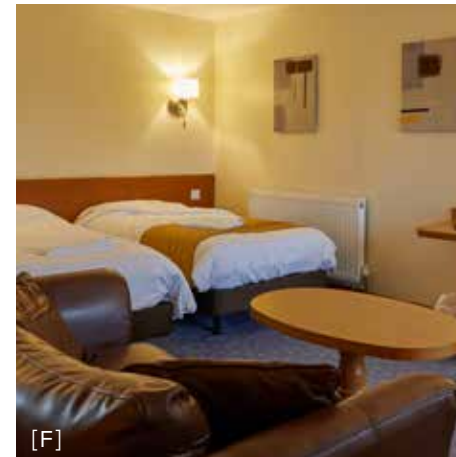


**Suitable for
conversion or
redevelopment.
Very low capital
value of £20 psf.**



EXECUTIVE SUMMARY

- Former Hotel and Leisure club in Blurton, Stoke-on-Trent.
- **Suitable for re-development** for a wide variety of uses to include **Hotel, Care Home, Nursing Home, Convenience Store, Retirement Village, Residential and Education Facility** (Subject to Planning)
- Overlooks Longton Cricket Club ground
- Total area **35,315 sq.ft** GIA over approximately 1.5 acres
- The property is sold with vacant possession
- Freehold
- Offers in excess of **£750,000 (Seven Hundred and Fifty Thousand Pounds)** subject to contract.
- Representing **a very low capital value** of just **£20.00 per sq.ft.**



Stoke-on-Trent is in the top 10 fastest growing economies outside of London.

INTU POTTERIES SHOPPING CENTRE



HANLEY PARK



STAFFORDSHIRE UNIVERSITY



TRENTHAM GARDENS



BET 365

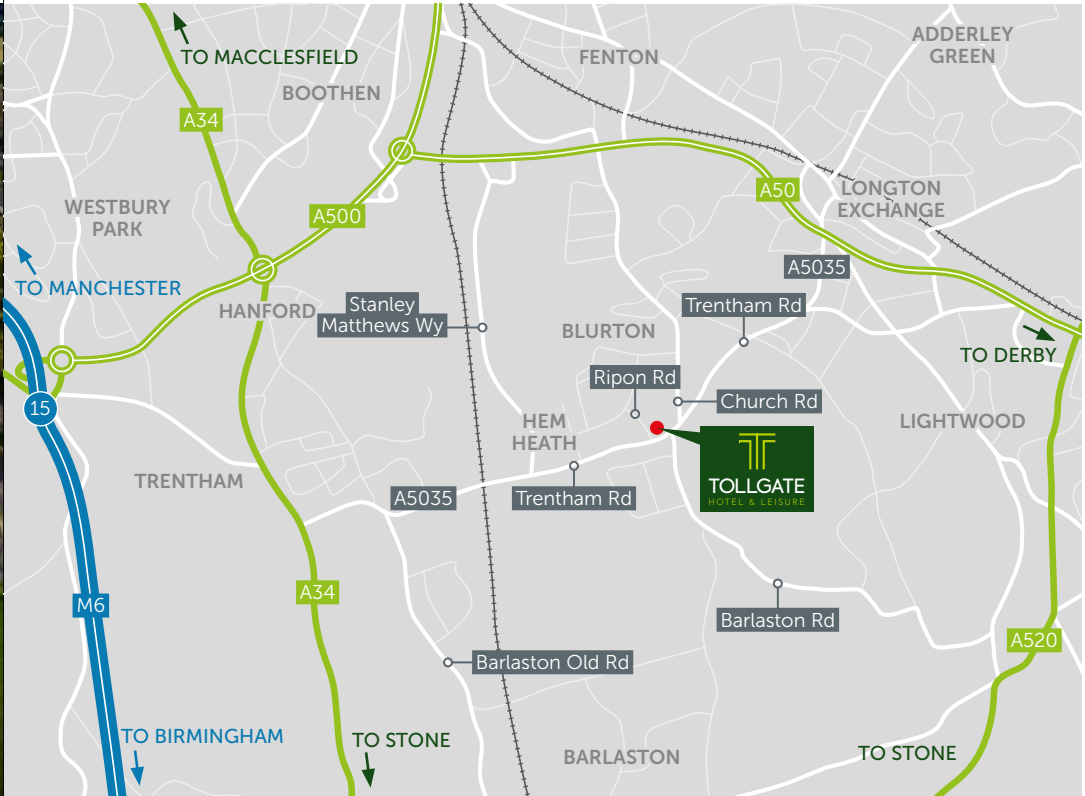


STOKE-ON-TRENT



STOKE CITY FC





LOCATION

The city of Stoke-on-Trent in Staffordshire is located around 12 miles north-west of Uttoxeter, 12 miles south east of Crewe and 45 miles south of central Manchester. Stoke is bypassed to the west by the M6 with easy access via junctions 15 and 16. In addition Stoke has mainline rail connections on the West Coast Main Line with regular services to London Euston (1 hr 25 mins) The city has a resident population of around 250,000.

Stoke-on-Trent City Council is the City's largest single employer, together with the University Hospital with other substantial employers including Staffordshire University, Bet365, Vodafone and Phones4U.

The Blurton district is located around one mile to the south of Stoke served by the A34, the A50 and the A5035. It is mainly residential in nature with the housing stock varying from detached and semi detached private residences to medium height local authority tower blocks. The subject property is located at the junction of Trentham Road (A5035) and Ripon Road in a residential area although to the north the business is bounded by Longton Cricket Club, which is an attractive an advantageous neighbour.





**A substantial
hotel complex
with several
new build
extensions
on 1.5 acres.**



DESCRIPTION

The Hotel and leisure club was originally developed as a squash complex in 1979. Since then the property has been converted to a substantial hotel complex with several new build extensions. The front section is of brick construction, over two floors, under an inverted pitched roof, having to the front a single storey addition again of brick construction.

To the front is a substantial surfaced car park which provides around 60 vehicle spaces. To the east of the accommodation block is a secondary car park providing an additional 10 spaces and there are a further 14 spaces to the front. The property benefits from its own water spring/supply.

Please note that the contents of the hotel are not included in the sale.



The hotel has 24
bedrooms offering
60 beds over
35,000 sq.ft.

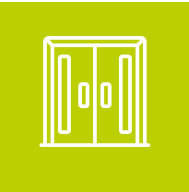

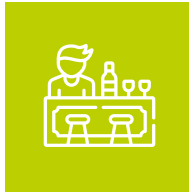
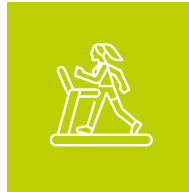


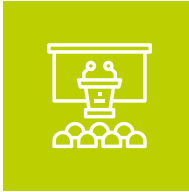
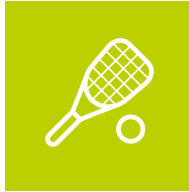
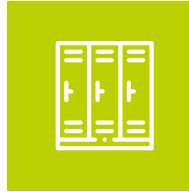








ACCOMMODATION

The hotel has 24 bedrooms (12 ground floor and 12 first floor) offering 60 beds.

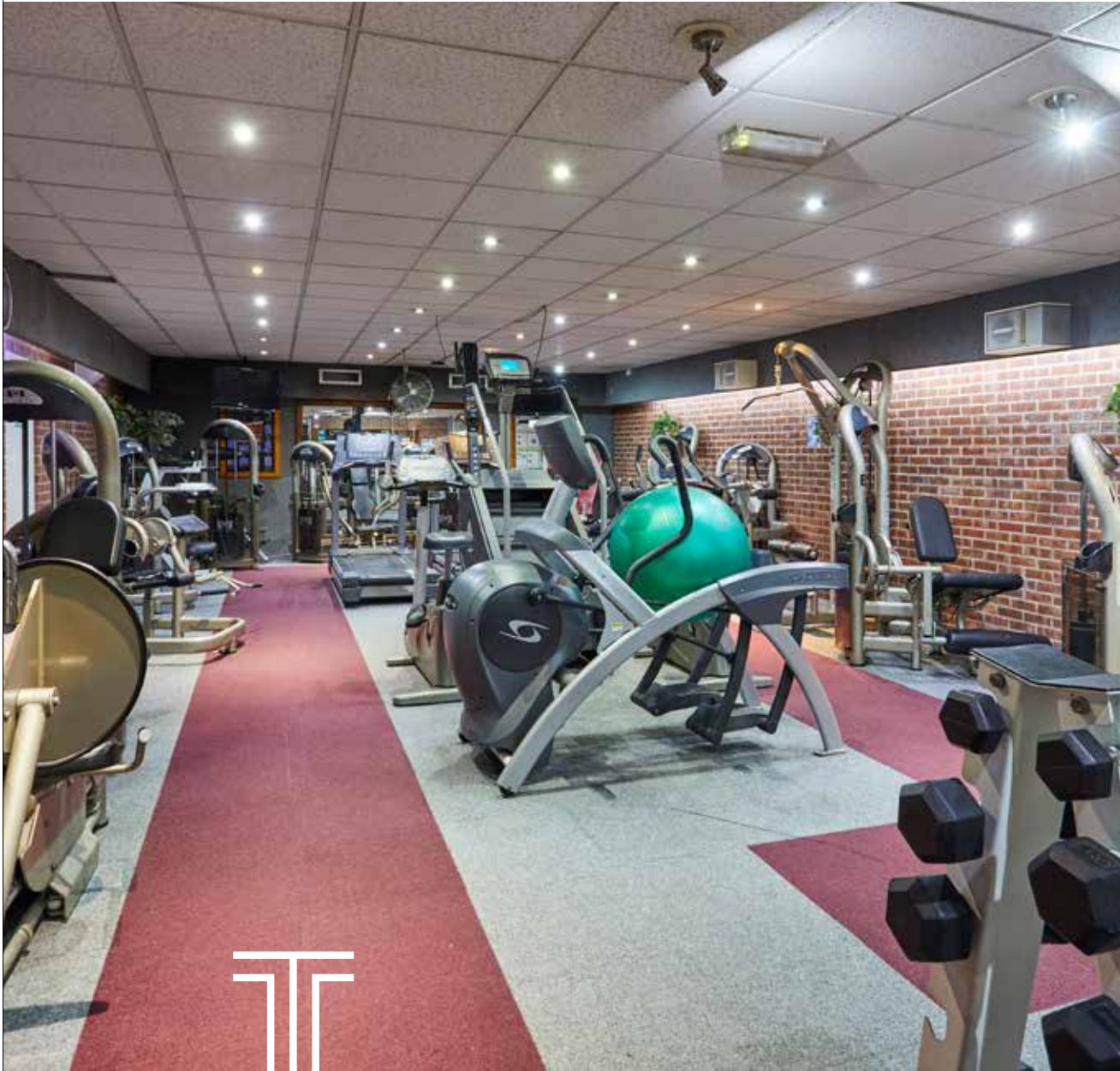
The hotel benefits from the following:

- | | | | | |
|---|---|---|--|--|
|  |  |  |  |  |
| Entrance | Restaurant | Sports Bar | Gym | Kitchen |
|  |  |  |  |  |
| Hairdressing Salon | Conference Suite | Squash Courts | Changing Rooms | Various Studios |
|  |  |  | | |
| Snooker Rooms | Spinning Room | Drinks Cellar | | |

There is also the owners apartment within the hotel which benefits two bedrooms/bathroom/kitchen and lounge.

**Substantial vacant car park
approximately 0.50 acres.**







Suitable for re-development for a wide variety of uses to include hotel, care home, nursing home, convenience store, retirement village, residential and education facility. (Subject to Planning)



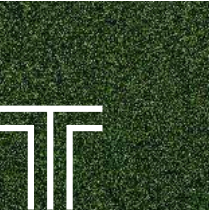
spaces.







c. 1.5 Acres



AREA

We have been provided with the following gross internal area.

Floor	Use	Sq.ft
Ground Floor	Public Areas and Ancillary	17,819
First Floor	Public Areas, Letting Rooms and Ancillary	17,496
Total		35,315 (on circa 1.39 acres)



POTENTIAL REDEVELOPMENT OPTIONS

A feasibility study has been undertaken recently to explore initial 'outline' options for the potential redevelopment of the asset. Further details are available.

OPTION 1

Option 1 provides 25 new-build apartments, 32 'converted' apartments, and 70 parking spaces.



OPTION 2

Option 2 provides 70 new-build apartments and 103 parking spaces.



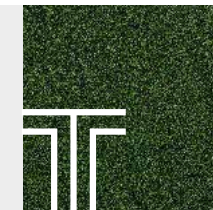
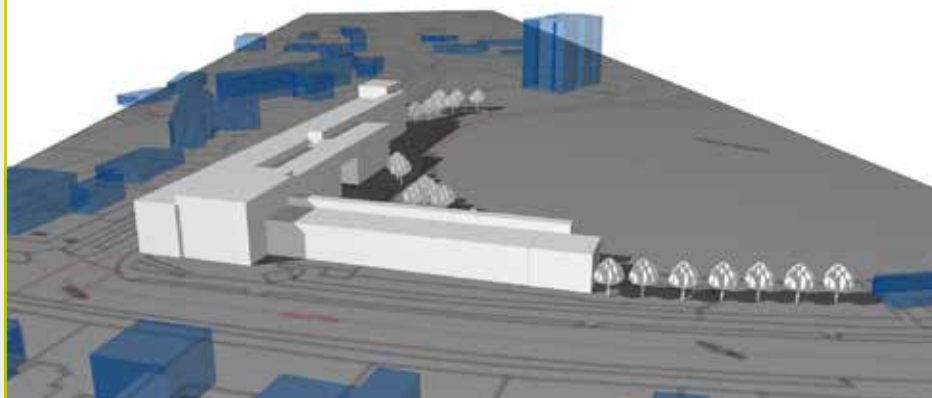
OPTION 3

Option 3 provides 56 new-build apartments and 88 parking spaces.



OPTION 4

Option 4 provides 57 new-build apartments and 80 parking spaces.



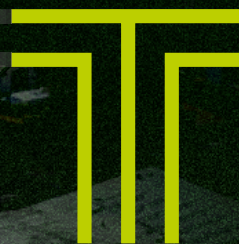
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REDEVELOPMENT OPPORTUNITY



TENURE

Freehold - sold with vacant possession.

EPC

EPC is available upon request.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

PROPOSAL

Offers in excess of **£750,000 (Seven Hundred and Fifty Thousand Pounds)** subject to contract.

DATAROOM

A data room has been set up with relevant documentation; access is available on request.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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CARRICK

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