



Thai Lanna

11 High Street, Stone, Staffordshire ST15 8AJ

Freehold £525,000 Leasehold £40,000

- Sizeable town centre building
- Established Thai restaurant
- Ground floor restaurant (54)
- First floor trade area (30)
- Four bedrooms
- Net sales for year ending 31/03/2024 £259,647

Ref: 95339

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SP Sidney
Phillips



LOCATION

Stone is a market town in Staffordshire 7 miles north of Stafford and 7 miles south of Stoke-on-Trent. The town has a rich history, with the Trent and Mersey Canal shaping the town's development and its local industry. Stone has a reputation for excellent food and drink which is cemented by its monthly farmers' market and annual autumn food and drink festival; it also has two of the oldest breweries in the country. The property sits in a prime town centre position surrounded by other retail and hospitality outlets. Stone lies off the A34 which links to Stoke-on-Trent and Stafford, and the M6 is accessible via the A51.

This sizeable, end terrace property is full of character and has many original features, including sash windows throughout. It is of brick construction under a pitched tile roof and set over three storeys. It briefly comprises:

TRADE AREAS

Ground Floor

RESTAURANT AREA comprising upper and lower levels which offer seating for 54 in total. Wood flooring throughout, authentic Thai decoration and murals, and dual aspect sash windows. 'L' shaped BAR SERVERY which features back bar shelving and WASH-UP AREA with walk-in fridge. DISABLED TOILET offset. There is a fully equipped TRADE KITCHEN with quarry tiled floors, hood canopy, a good selection of catering equipment and effects, WASH and PREP areas and STOREROOM offset.

First Floor

The first floor is split level and features a BOILER ROOM, LADIES' and GENTLEMEN'S TOILETS, STORE CUPBOARD and PANTRY.

There is a second trade area to the first floor with carpeted and laminate flooring, offering seating for approximately 30.

ACCOMMODATION

Three DOUBLE BEDROOMS at first floor. Located between the first and second floor is a WC and BATHROOM. At the second floor there are two large rooms. All rooms could be converted to letting rooms subject to the relevant planning permission.

EXTERNAL

Small COURTYARD offset from the kitchen with enclosed STORAGE UNIT.

THE BUSINESS

Thai Lanna is an established restaurant in the heart of Stone which has been operated by our clients since 2007. It has an excellent reputation and boasts great online reviews. The business offers much potential for development via increased marketing of the four generous sized bedrooms, through using the first floor trade space for additional restaurant seating or for private functions and events, and by offering a delivery service on major food delivery platforms such as Just Eat and Uber. Net sales for the year ended 31st March 2024 are £259,647 with an adjusted net profit of £55,919. Full trade accounts can be made available to serious parties following any formal viewing.

LICENCE

A full Premises Licence is held for the retail of alcohol.

Stafford Council Licence No: 239/068317

Monday - Saturday: 11:00 - 00:00

Sunday: 12:00 - 23:00

Current opening hours:

Sunday, Monday: Closed

Tuesday to Thursday: 18:00 - 23:00

Friday & Saturday: 12:00 - 14:30/18:00 - 23:00

SERVICES

All mains services are connected.

Local Authority: Stafford Borough Council, Civic Centre, Riverside, Stafford ST16 3AQ (01785 619000)

Rateable Value as at 01 April 2023 to present: £15,500

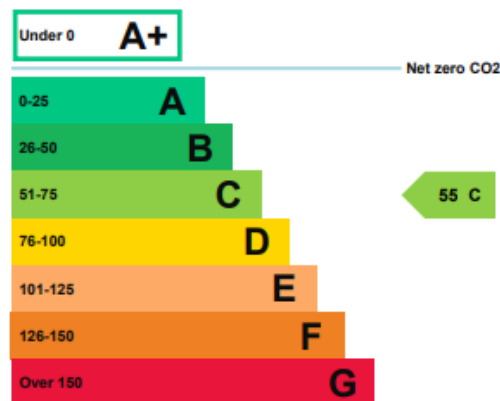


TENURE & PRICE

FREEHOLD £525,000 to include goodwill and fixtures and fittings. Stock at valuation in addition. VAT will apply on the sale of this property and will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LEASEHOLD	£40,000 to include goodwill, fixtures and fittings. Stock at
TERM	Seven years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable
BOND	A bond equivalent to three months' rent in advance
RENT	£24,000 per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will be payable rental payments



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UTILITY HELPLINE

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EPC Reference: 3510-6482-4713-3400-1256

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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