

RORY MACK

ASSOCIATES

FOR SALE:

£125,000

TO LET:

£12,000 PAX

46 Market Street

Longton,
Stoke-on-Trent, ST3 1BS



- Imposing and attractive town centre retail/office premises with upper floors
- Total NIA: 2,216 sq ft with 661 sq ft of ground floor sales
- Excellent potential to covert upper floors for residential use (STP)
- Would suit wide range of commercial uses
- EPC: 97 (Band D)

COMMERCIAL ESTATE AGENCY
VALUATIONS
RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS
BUILDING SURVEYS
EXPERT WITNESS REPORTS
RATING APPEALS

SCHEDULES OF CONDITION
SCHEDULES OF DILAPIDATIONS
RESIDENTIAL LETTINGS
CPO NEGOTIATIONS

Holly House,
37 Marsh Parade,
Newcastle-under-Lyme,
Staffordshire ST5 1BT

T: 01782 715725
F: 01782 715726
E: enquiries@rorymack.co.uk



Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

An imposing and attractive late Victorian retail/office premises located within the town centre and adjacent to a large public car park to the rear. Constructed of brick elevations the property has an attractive front elevation with ornate stone features and a floor to ceiling glazed frontage. The ground floor is arranged in open plan with a number of individual offices arranged over the first, second and third floor. To the rear of the property is an area of land which could provide on-site car parking and/or amenity space. There is also an external fire escape staircase to the rear providing an alternative means of access to the upper floors.

LOCATION

The property is located in the town centre having frontage to Market Street (A5007), one of the main thoroughfares through the town. There are a range of retail and professional businesses within close proximity to the property and TSB bank is immediately opposite. The main public car park in the town is to the rear and there is also pay and display on street parking in front of the property.

PLANNING

Formerly occupied by an estate agent the property has a long established 'E' Use Class Order, which permits a range of uses to include retail, café and professional offices.

ACCOMMODATION

Ground Floor

Sales Area: 661 sq ft

First Floor

4 x Offices: 377 sq ft

Kitchen: 55 sq ft

M&F wc's

Total NIA: 2,216 sq ft

Second Floor

3 x Offices 494 sq ft

WC -

Third Floor

6 x Rooms 629 sq ft



SERVICES

All mains' services are connected. Gas fired central heating installed and the ground floor is air conditioned. No services have been tested by the agents.

VAT

The sale price/rent is not subject to VAT.

BUSINESS RATES

Rateable Value £7,700

Rates Payable £3,842.30 pa (21/22)

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

TENURE

Available freehold, subject to contract and with vacant possession upon completion. Alternatively, by way of a new full repairing and insuring lease for a term of years to be agreed with rent reviews every three years and with each party bearing their own legal fees

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.



Strictly by appointment through agents:

Rory Mack Associates

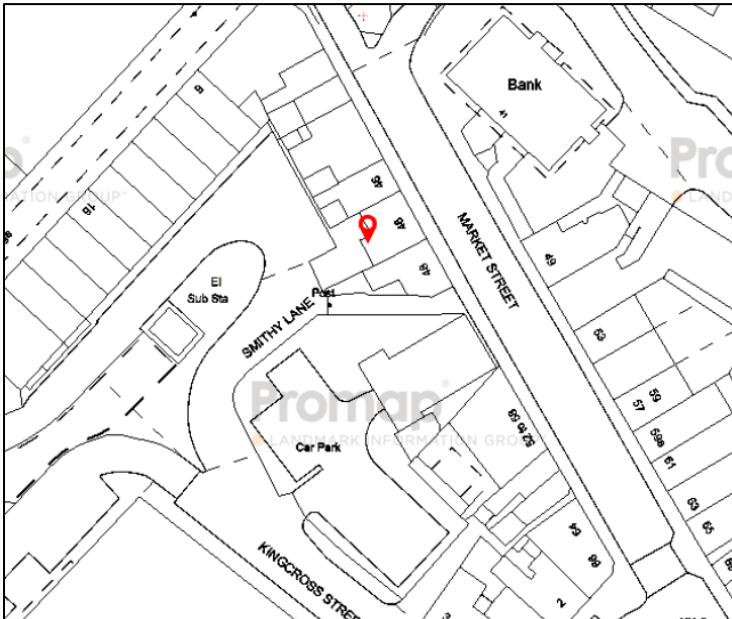
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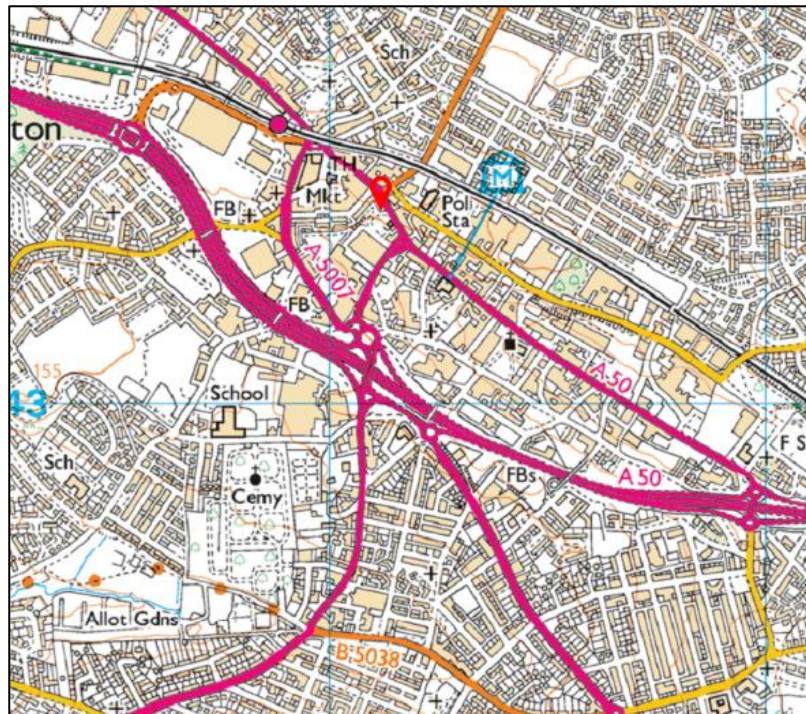
ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



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