

RORY MACK

ASSOCIATES

FOR SALE:

£125,000

TO LET:

£15,000 PAX

24 Market Place

Burslem

Stoke on Trent, ST6 4AX



- Town centre office premises extending to 3,335 sq ft NIA
- Period property arranged over three floors
- May suit alternative uses to include residential conversion (STP)
- Prominent main road frontage and close to public parking
- EPC 70 (Band C)
- **Nowell Meller relocating**

COMMERCIAL ESTATE AGENCY
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PROPERTY MANAGEMENT

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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

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

The property comprises a three storey office premises with an open plan ground floor reception area with a range of offices at first and second floor level. The property forms part of a parade of mixed-use period commercial buildings and offers great potential to convert the upper floors into a number of residential units. At ground floor is an open plan reception/sales area together with entrance hall with stairs leading to the upper floors, (part of which is above the adjacent ground floor property), offering a total of 14 well-proportioned offices together with toilet and kitchen facilities at first and second floor level.

LOCATION

The property is centrally located in Burslem town centre and forms part of an established parade of mixed-use commercial buildings near to public car parking areas. Burslem is currently experiencing a degree of expansion with the ongoing development of a number former brownfield sites upon which a significant quantity of good quality housing stock is being developed, all of which will have a positive impact on the town.

ACCOMMODATION

Ground Floor:

Reception/Sales	429 sq ft
Store	114 sq ft
Entrance Hall	-

First Floor:

7 x offices	1,400 sq ft
Kitchen	74 sq ft
Male & Females WCs	-

Second Floor:

7 x Offices	1,187 sq ft
Kitchen	131 sq ft
WC	-

Total NIA: 3,335 sq ft

Basement: (unmeasured)

EPC

Band C (Asset Rating 70)

SERVICES

All mains services are connected. Gas fired central heating installed throughout. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

BUSINESS RATES

Rateable Value:	£17,000
Rates Payable:	£8,483 pa (20/21)

TENURE

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



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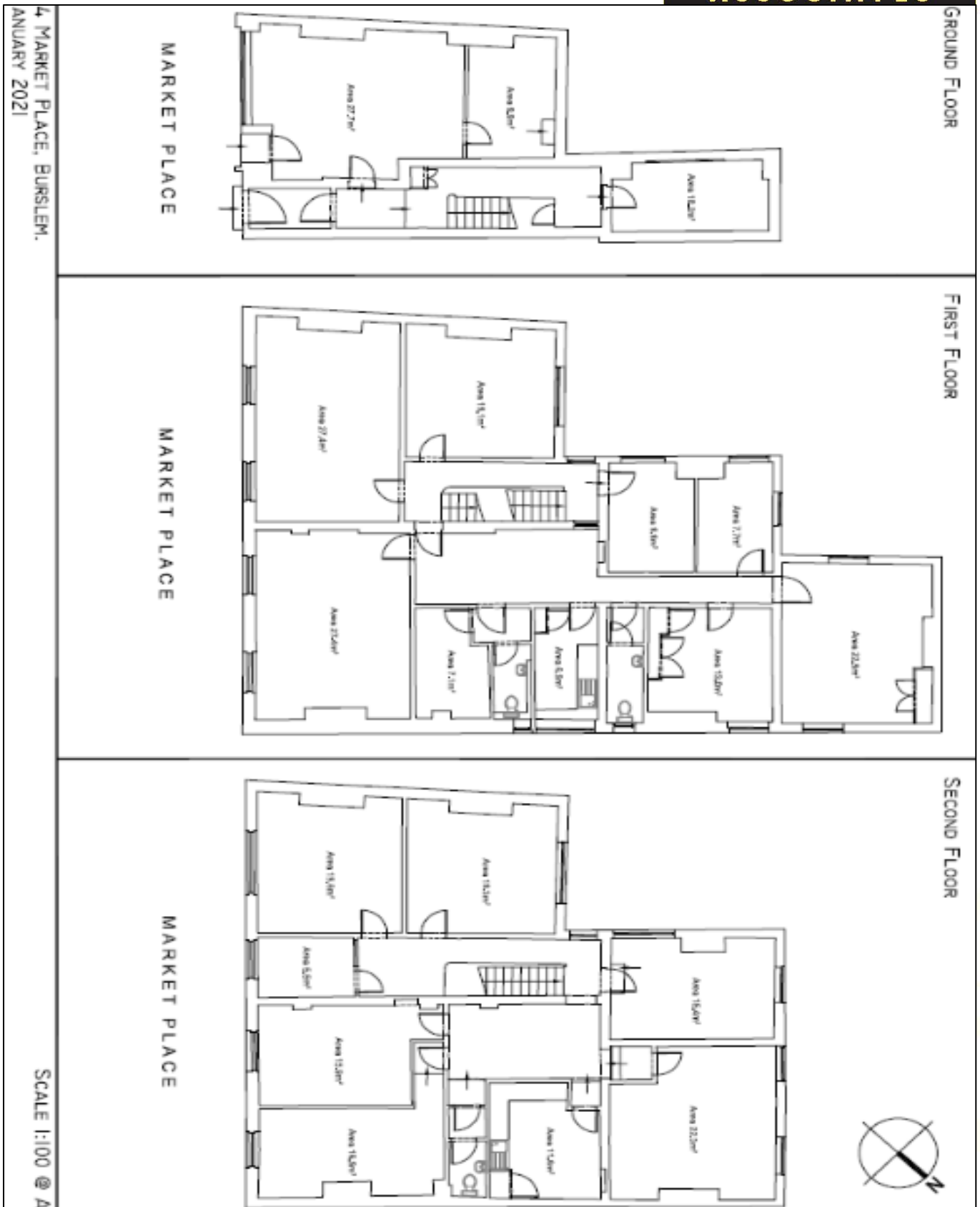
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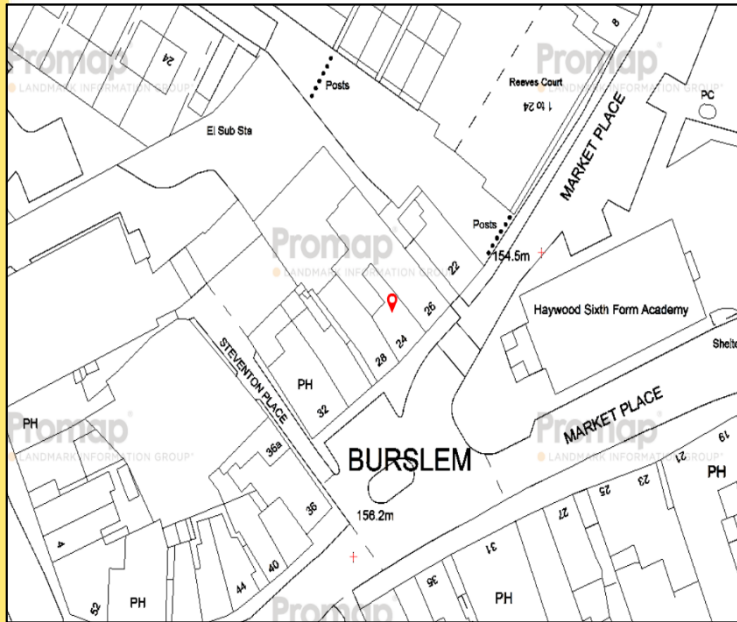
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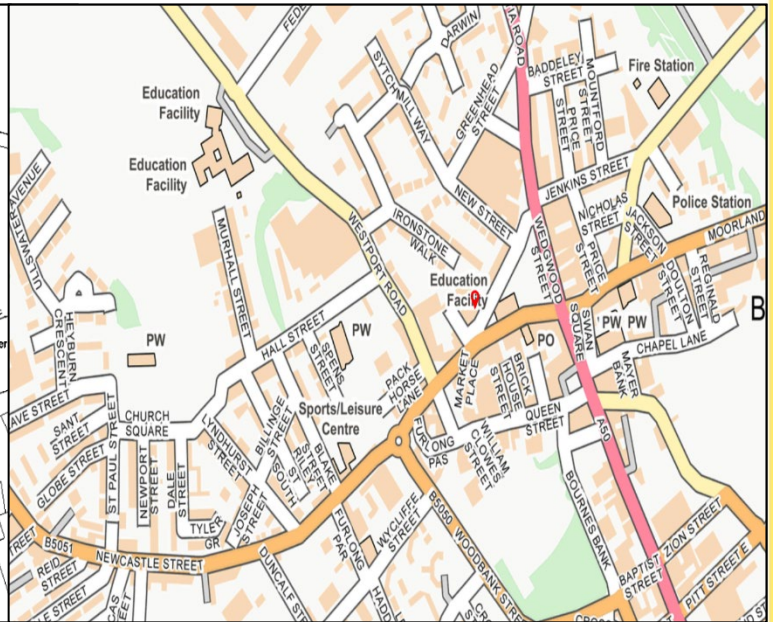
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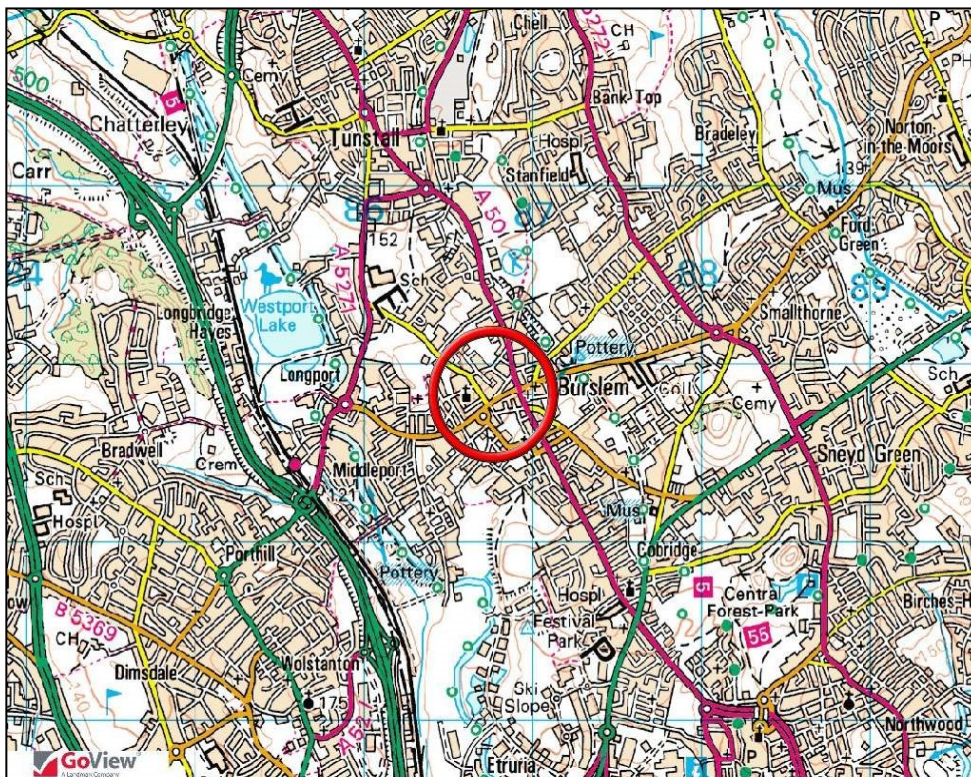
ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



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