ASSOCIATES

## **FOR SALE:**

£89,950

# 173 High Street

Tunstall, Stoke-on-Trent, ST6 5EA



- Town centre retail/office premises with upper floors
- Total NIA: 2,168 sq ft with 713 sq ft of ground floor sales area
- Secured yard area to the rear with vehicle access
- Potential to convert upper floors into residential (STP where necessary)
- **EPC: TBC**

COMMERCIAL ESTATE AGENCY VALUATIONS

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PROPERTY MANAGEMENT RATING APPEALS CPO NEGOTIATIONS

HOME BUYERS SURVEYS & REPORTS SCHEDULES OF CONDITION

BUILDING SURVEYS SCHEDULES OF DILAPIDATIONS

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

T: 01782 715725

**F:** 01782 715726

**E:** enquiries@rorymack.co.uk



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#### **GENERAL DESCRIPTION**

A period town centre retail/office premises with extensive upper floor accommodation forming part of an attractive terrace of town centre properties built in 1891. The ground floor accommodation is arranged in open plan and extends to a sales area extending to approximately 713 sq ft. The property has undergone a degree of modernisation and is fully uPVC double glazed and the ground floor sale/office area is well presented and benefits from a suspended ceiling with recessed lights and slat boarding to the walls.

To the rear is a yard area securely fenced and having vehicular access for the purposes of loading/unloading. To the rear of the property there is access leading directly to the stairs to the upper floors providing the opportunity of creating self-contained upper floor residential accommodation together with a self-contained ground floor commercial area.

#### LOCATION

The property is located in the centre of the High Street next door to Subway and is surrounded by a wide range of both local and national operators. Public car parking is within 50 yards of the property.

#### **ACCOMMODATION**

Ground Floor		First Floor	
Sales area	713 sq ft	Room 1	169 sq ft
Store	29 sq ft	Room 2	153 sq ft
WC	-	Room 3	227 sq ft
		Kitchen	101 sq ft

Second Floor Third Floor

 room 4
 215 sq ft
 room 6
 208 sq ft

 room 5
 206 sq ft
 room 7
 152 sq ft

Total NIA: 2,168 sq ft

#### **SERVICES**

Mains electric, drainage and water connected. Heating to the ground floor is provided by electric night store heaters. No services have been tested by the agents.

#### VAT

The sale price is not subject to VAT.

#### **BUSINESS RATES**

Rateable value £6,200

Rates payable: £3,093.80 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.

#### **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.

#### C02371/130721

### RORY MACK

#### ASSOCIATES











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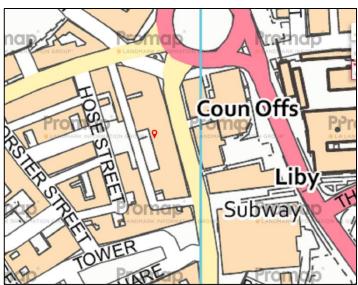
## **RORY MACK**

### ASSOCIATES

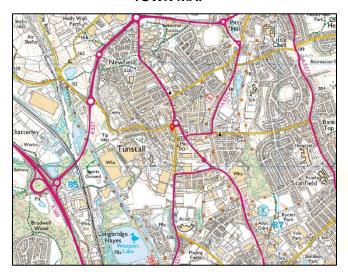
#### **ORDNANCE SURVEY MAP**



#### STREET MAP



#### **TOWN MAP**



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