

RORY MACK

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
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

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Staffordshire ST5 1BT

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

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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

Sales area	713 sq ft
Store	29 sq ft
WC	-

First Floor

Room 1	169 sq ft
Room 2	153 sq ft
Room 3	227 sq ft
Kitchen	101 sq ft

Second Floor

room 4	215 sq ft
room 5	206 sq ft
Total NIA:	2,168 sq ft

Third Floor

room 6	208 sq ft
room 7	152 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



Strictly by appointment through agents:

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