

RORY MACK

ASSOCIATES

FOR SALE:

£125,000

Unit 2, China Street

Fenton,  
Stoke-on-Trent, ST4 3NJ



- Workshop premises with roller shutter access and first floor office
- Ground floor area: 1,180 sq ft plus 280 sq ft at first floor
- Popular location with easy access to A50 dual carriageway
- Versatile building mainly used for office purposes
- EPC: TBC

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

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### GENERAL DESCRIPTION

A part two-storey workshop/office premises of brick elevations supporting flat roof surfaces. The property has been used mainly for office purposes together with storage, with the areas used for office purposes benefiting from plastered walls and suspended ceiling throughout. Internal partitions can easily be removed to provide an open plan workshop/storage area if required.

### LOCATION

The property is well presented throughout and occupies a corner position at the junction of China Street and Old Tramway in an established industrial area within ¼ of a mile of the A50 dual carriageway with access in both directions via the Heron Cross roundabout. The A500 is approx. 2 miles with direct access to junctions 15 and 16 of the M6.

### ACCOMMODATION

<u>Ground floor:</u>		<u>First floor:</u>	
Office/workshop	833 sq ft	Office	231 sq ft
Workshop	347 sq ft	Kitchen	49 sq ft
WC	--	WC	--

**Total NIA 1,460 sq ft**

**Note:** The adjacent property (Garage Unit 2 China Street) is also available for sale for £135,000 which briefly comprises a workshop with office accommodation totaling 1,226 sq ft together with a secure yard and a Waste Transfer License. Both properties are owned by the same owner and can be purchased together.

### SERVICES

All mains' services are available including a 100 amp phase 3-phase electricity supply. Gas fired central heating installed. No services have been tested by the agents.

### VAT

The sale price is not subject to VAT

### BUSINESS RATES

Rateable Value	£7,600
Rates Payable	£3,792.40 pa (21/22)

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

**C01012/080222**



Strictly by appointment through agents:

Rory Mack Associates

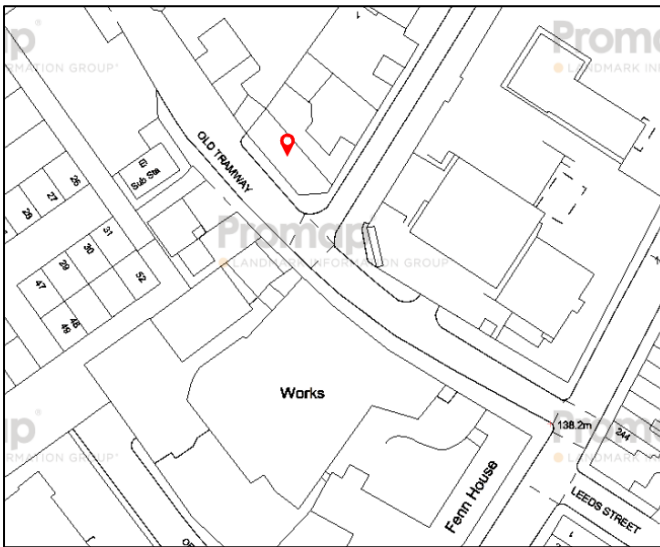
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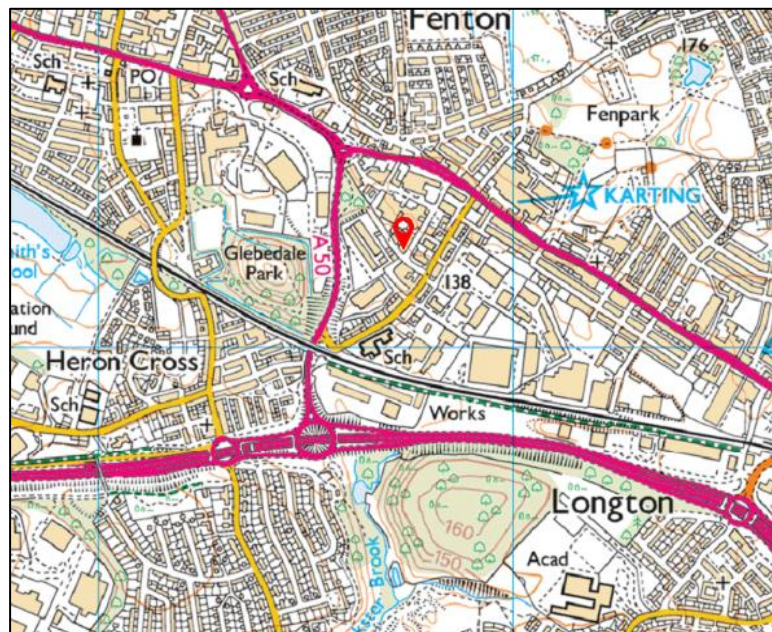
ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



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