

RORY MACK

ASSOCIATES

FOR SALE:

£80,000

21a Harris Street

Penkhull, Stoke-on-Trent  
ST4 7EZ



- Securely walled builders' yard with gated access onto Harris Street
- Site area: 268 sq yards
- Would suit a range of commercial uses
- Residential development potential (STP)

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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Newcastle-under-Lyme,  
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Rory Mack Associates Ltd.  
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Reg No. 6424169

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### GENERAL DESCRIPTION

A level parcel of land previously used as a builder's yard with walled boundaries and gated access off Harris Street. The site is mainly finished in concrete paving and benefits from a single storey workshop extending to 401 sq ft (GIA). Previously used as a workshop/builder's yard the site would suit a wide range of commercial uses where secure outside storage in an urban location is required. Subject to planning, the site would also support a small residential development of either a single dwelling or pair of semi-detached houses.

### LOCATION

The site is located in a residential area within the northern part of Penkhull and is within approx. 500 yards of the A52. The A500 dual carriageway is approx. ½ a mile.

### SITE AREA

The site has a depth of 63'6" and a width of 38'0" and extends to 268 sq yards (0.06 acres)

### SERVICES

There are no services connected to the site. We understand that all main services are within easy access although interested parties are advised to contact utility suppliers directly to satisfy themselves that services required are capable of being connected into.

### VAT

The sale price is not subject to VAT

### BUSINESS RATES

Rateable Value: £2,200

Rates Payable: £1,097 pa (22/23)

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.

**C02478/240522**



Strictly by appointment through agents:

Rory Mack Associates

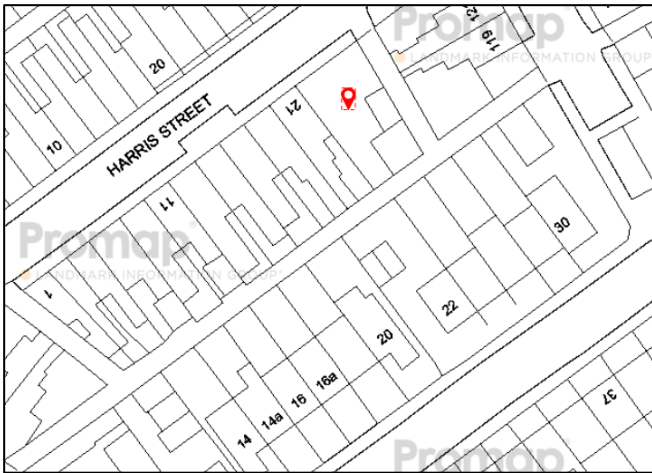
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ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP

