

RORY MACK

ASSOCIATES

TO LET:

£14,000 PAX

FOR SALE:

£199,950

Moorland View

Bradley, Stoke on Trent,
Staffordshire, ST6 7NG



- Detached warehouse/workshop with secure yard to side and rear
- Total NIA to 3,751 sq. ft. to include 2,854 sq. ft. of warehouse/workshop
- Main road frontage with good road connections
- Available freehold or leasehold

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

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

These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance or intended purchasers or lessees and do not constitute, nor constitute part of an offer or contract: (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property: (D) All prices and rentals quoted are exclusive of VAT (if applicable); (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

Warehouse/light industrial workshop unit of brick elevations supporting a range of pitched roof surfaces having been extended to the rear and now offering 2,854 sq. ft. of ground floor accommodation together with a range of 1st floor offices. The ground floor is accessed via the roller shutter access door and there are a set of double gates to the left hand side providing access to the secured yard to the rear where a further set of loading doors provide rear access into the unit. At first floor there are a number of well-presented offices together with kitchen and toilet facilities.

LOCATION

The property has roadside frontage to Moorland View and is approximately 50 yards from its junction with Chell Heath Rd which leads directly to Ford Green Rd (B5051), which in turn leads to the A50 and A53, providing access to all areas of the Potteries conurbation and bypass.

ACCOMMODATION

Ground floor

Warehouse: 2,854 sq. ft.

First floor

Office 1: 273 sq. ft.

Office 2: 162 sq. ft.

Office 3: 116 sq. ft.

Office 4: 202 sq. ft.

Kitchen: 144 sq. ft.

2X wc's: ---

Total NIA: 3,751 sq. ft.

VAT

The sale price/rent is not subject to VAT.

SERVICES

All mains services are connected. Gas fired central heating to the office space. No services have been tested by the agents.

BUSINESS RATES

Rateable Value: £7,000

Rates Payable: £3,493 PA (22/23)*

*Please note that if you qualify for Small Business Rates Relief you will be entitled to 100% rates relief.

EPC

Band E (121)

TENURE

Available freehold, subject to contract and 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 five years and with each party bearing their own legal costs.

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.



Strictly by appointment through agents:

Rory Mack Associates

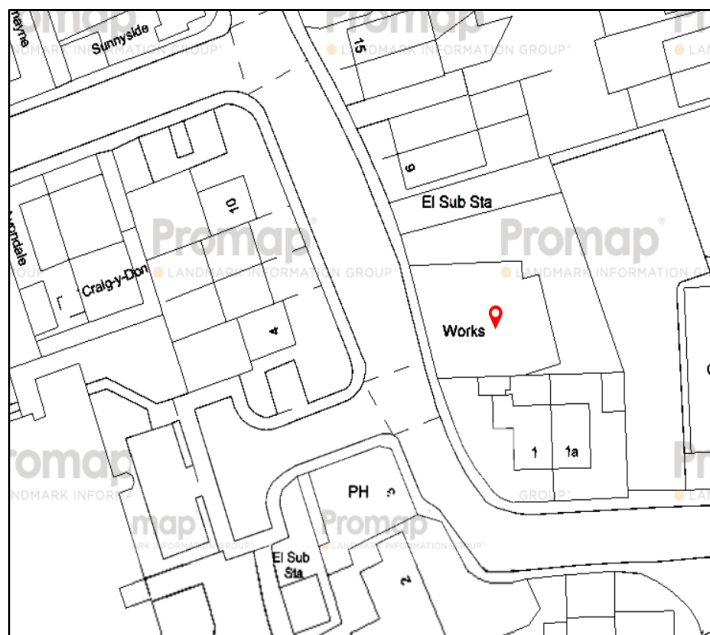
T: 01782 715725

F: 01782 715726

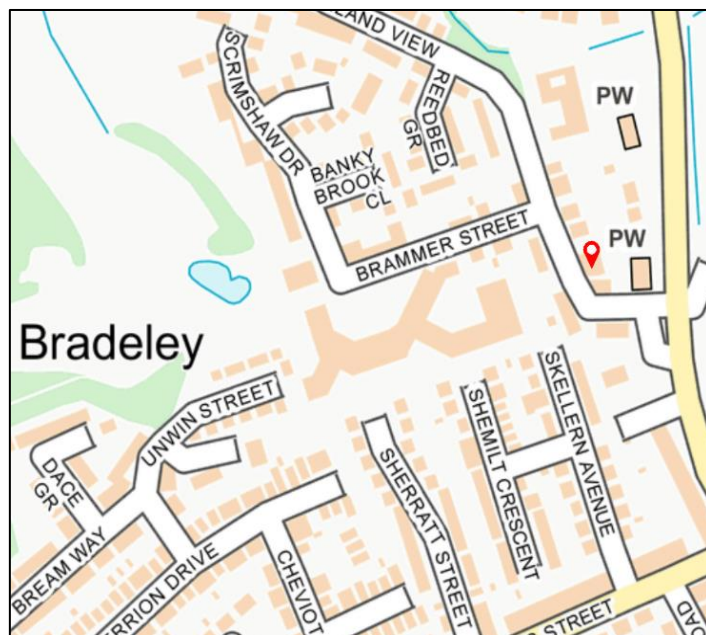
E: enquiries@rorymack.co.uk

WWW.RORYMACK.CO.UK

ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



Strictly by appointment through agents:

Rory Mack Associates

T: 01782 715725

F: 01782 715726

E: enquiries@rorymack.co.uk

WWW.RORYMACK.CO.UK