

RORY MACK

ASSOCIATES



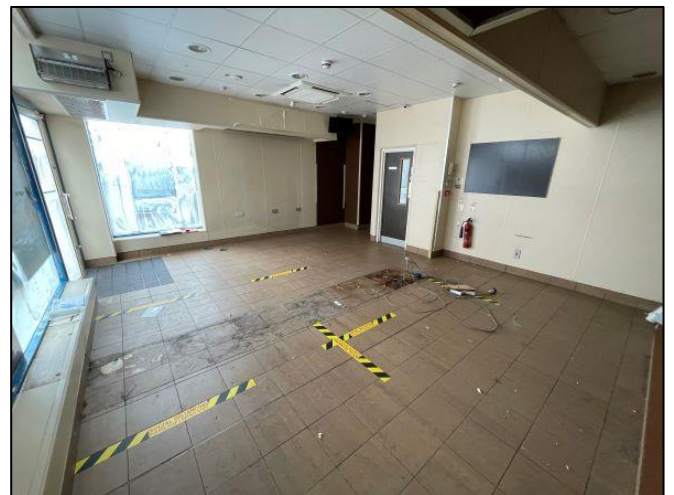
**3 CROWN BANK,
HANLEY, STOKE-ON-TRENT,
ST1 1DE**

FOR MORE INFORMATION CLICK THE LINK BELOW

[SDL AUCTIONS](#)

**FOR SALE
BY AUCTION
GUIDE PRICE:
£137,000+FEES**

- Prime City Centre retail/office premises
- Total NIA: 1,308 sq ft
- Located close to a number of national retailers such as TK Max, TSB & Specsavers
- Walking distance to The Potteries Centre
- Development potential for the upper floors to residential (STP)



3 CROWN BANK HANLEY, STOKE-ON-TRENT ST1 1DE

GENERAL DESCRIPTION

A prominently located three storey retail premises briefly comprising an open plan ground floor sales area with goods lift to the first floor. On the first floor is a large prep room of 345 sq ft plus office and storeroom.

On the second floor are two offices, and men's and ladies' toilets. The property could be converted on the upper floors to a 3-bedroom apartment or 2 x studio/1 bed apartments with the relevant consent. The premises has previously operated as a well-known high street bakery but could also be used for retail, financial services or offices.

LOCATION

3 Crown Bank runs along Stafford Street where it meets Crown Bank Square and is in a prominent position overlooking the city. The property is in close proximity of Specsavers, TSB, HSBC and Boyle Sports.

ACCOMMODATION

Ground Floor:

Sales & Food prep area 492 sq ft

First Floor:

Preparation room 345 sq ft

Office/store 68 sq ft

Utility 18 sq ft

Second Floor:

Office 1: 147 sq ft

Office 2: 144 sq ft

Ladies WC: 55 sq ft

Gents WC: 39 sq ft

Total NIA: 1,308 sq ft

SERVICES

All mains' services are connected. No services have been tested by the agents.

VAT

The sales price is not subject to VAT.

BUSINESS RATES

Rateable Value: £18,750

Rates Payable: £9,356.50 pa (22/23)

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

ANTI MONEY LAUNDERING REGULATIONS

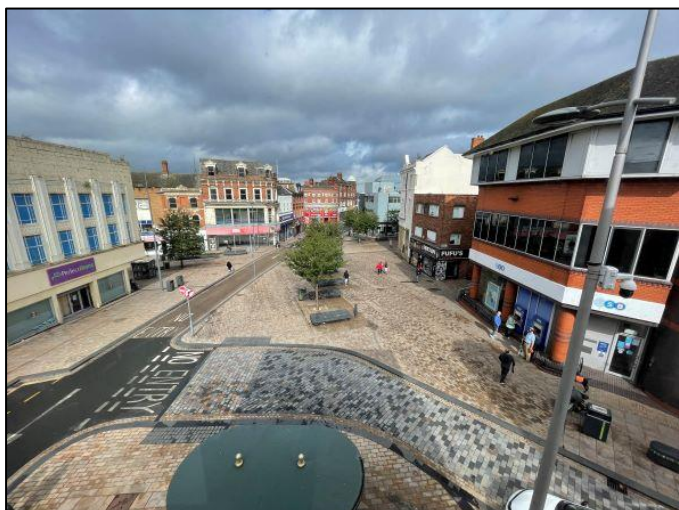
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

SDL AUCTIONS

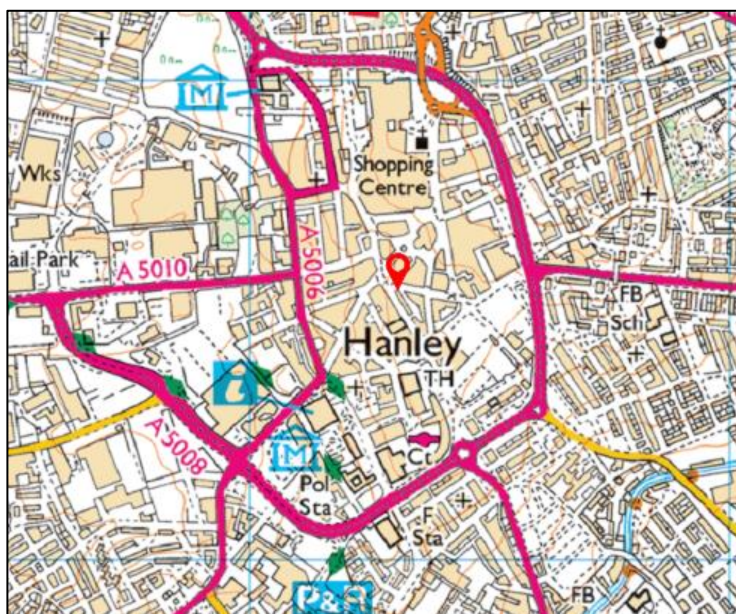
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements