

# FOR SALE

OFFICES

PENNANT HOUSE, SALEM STREET, ETRURIA, STOKE-ON-TRENT, ST1 5PR



Contact Rob Stevenson [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

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## LOCATION

The property is prominently situated on the corner of Salem Street and Lanehead Road, one of the main accesses onto Festival Park and overlooking the busy Etruria Road.

The A500 'D' road is only 0.5 miles, Hanley town centre approximately 1 mile and Stoke Railway Station 1.7 miles.

The property is located within a predominantly commercial area, with commercial uses surrounding the building.

## DESCRIPTION - [360 TOUR LINK CLICK HERE](#)

The property is a two storey semi-detached office building of brick construction beneath a flat roof and with parking to the front of the building. The property benefits includes:

- A range of offices over ground & first floors.
- LED lighting, central heating and UPVC glazing.
- CAT 5 wiring.
- Fibre optic cabling located fronting the building.
- Intruder and fire alarms.
- Plastered walls & ceilings with perimeter trunking.
- Kitchen, ladies & gents Wc's.

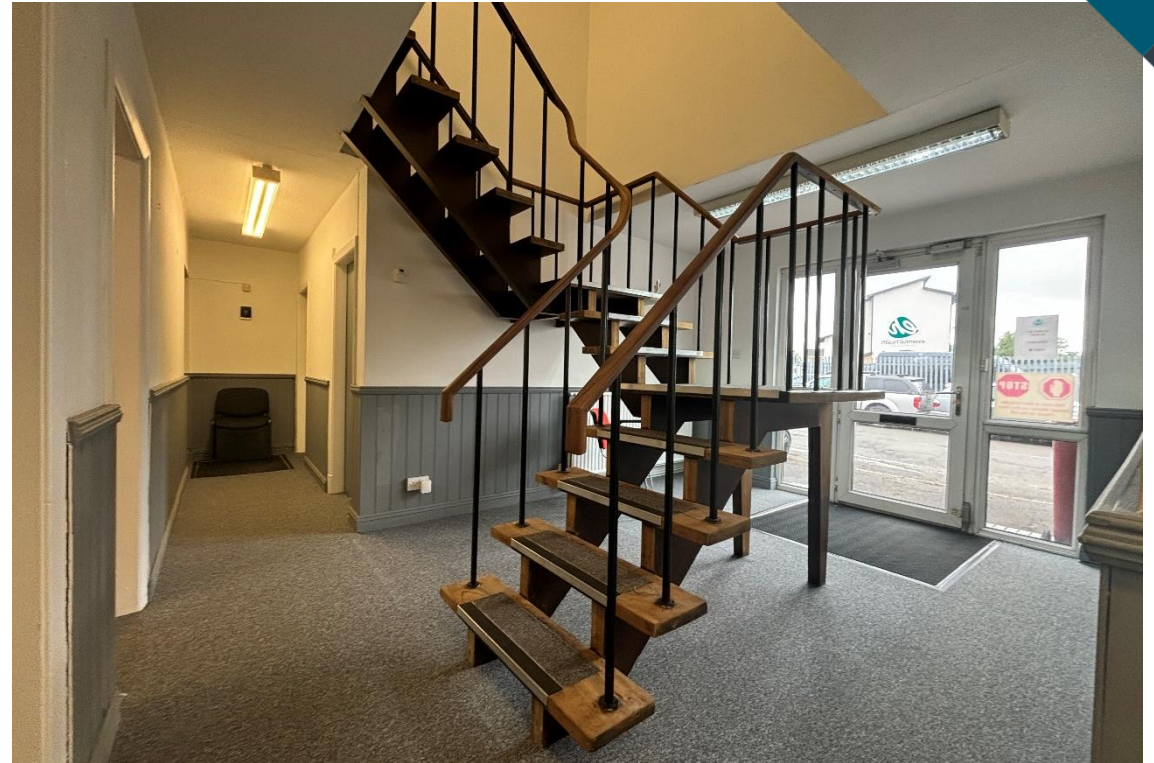
## SERVICES

The premises benefits from a combi boiler and single phase electric and water connected. We understand electrical and gas certificates are in place, services have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

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ACCOMMODATION	SQ M	SQ FT
Ground floor		
Office 1	17.58	189
Office 1a	8.15	88
Office 2	18.52	199
Office 3	17.27	186
Kitchen	6.01	65
Former Wc		
First floor		
Office 4 plus server room	30.52	329
Office 5	7.25	78
Office 6	11.38	122
Office 7	16.47	177
Office 8	10.00	108
Ladies & gents Wc's		
<b>Total</b>	<b>143.15</b>	<b>1,541</b>



## RATING ASSESSMENT

We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## TENURE

Freehold.

## PRICE

£175,000, VAT not applicable.



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## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

## EPC

D-94 expires 18 June 2034.

## CONTACT

**Rob Stevenson**

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