

RORY MACK

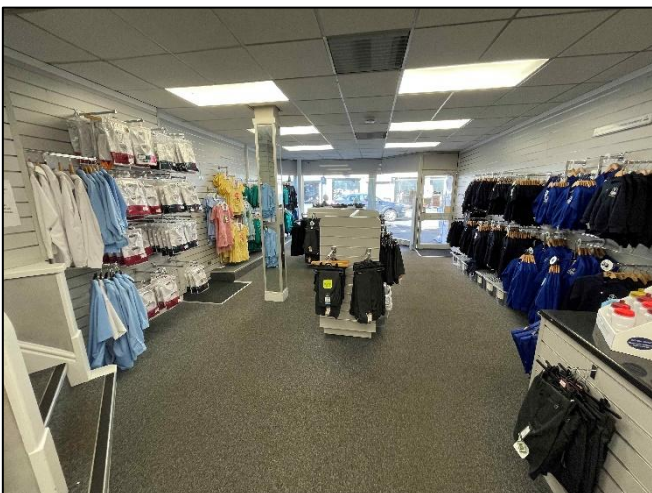
ASSOCIATES



**166 HIGH STREET, TUNSTALL,
STOKE ON TRENT,
STAFFORDSHIRE, ST6 5TT**

**REDUCED
FOR SALE
£105,000**

- Well presented retail unit in prominent position on the high street
- NIA: 1,801 sq ft plus cellar providing dry storage
- Electric window shutters, CCTV and alarm system included
- Free public car park at the rear of the building
- EPC : Band E (102)



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GENERAL DESCRIPTION

An end terraced, two storey retail unit of brick elevations supporting a variety of pitched and flat roof surfaces. The unit was bought by the current owners in 2016 and has been fully refurbished and well maintained since that time. The first floor has an element of a flying freehold which runs along the top of number 168 High Street. The property briefly comprises a 917 sq ft sales area with changing facilities on the ground floor with entrance and window frontage onto the high street. On the first floor are further sales areas, changing room, stockroom, staff kitchen and staff toilets. The property benefits from electric heating, 3 phase electricity, single glazed window frontage, electric window shutters, suspended ceiling, CCTV and alarm system. The property would suit retail or professional office usage looking for a high street presence.

LOCATION

The property is located on Tunstall high street 25 metres from Tower Square. Tunstall is easily accessible from the A500 and M6 motorway and is located 3 miles from Hanley town centre.

ACCOMMODATION

Ground Floor

Sales: 917 sq ft
NIA: 917 sq ft

First Floor

Sales: 371 sq ft
Sales: 236 sq ft
Changing room: 41 sq ft
Stockroom: 170 sq ft
Kitchen: 66 sq ft
WC: --
NIA: 884 sq ft

Total NIA: 1,801 sq ft
Cellar: 356 sq ft

SERVICES

Mains electric (3- phase), water and drainage are connected. Electric heating installed throughout. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

BUSINESS RATES

Rateable Value: £6,400
Rates Payable: £3,193.60 pa (24/25)

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

TENURE

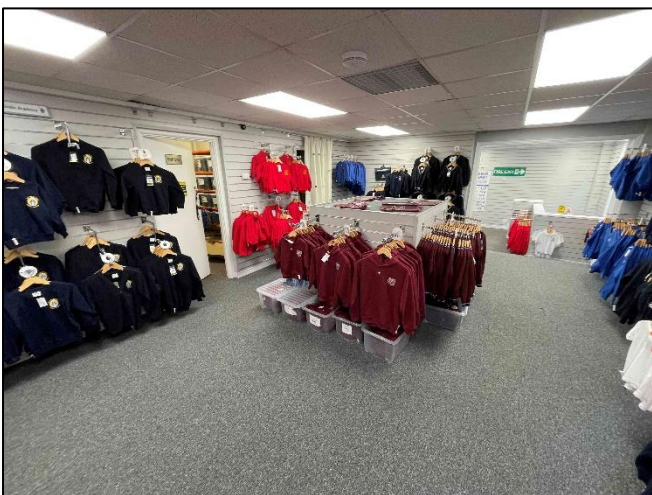
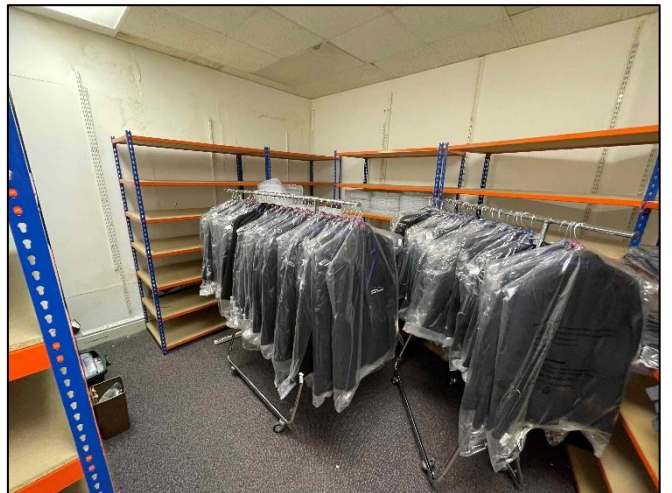
The property is available freehold, subject to contract and with vacant possession upon completion.

ANTI MONEY LAUNDERING REGULATIONS

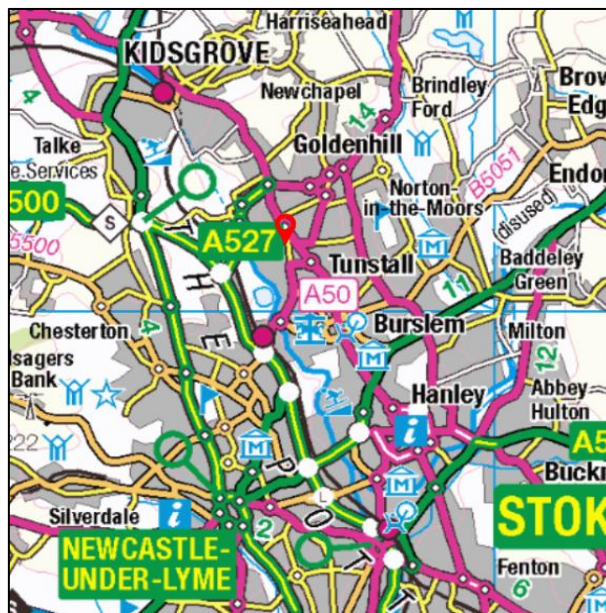
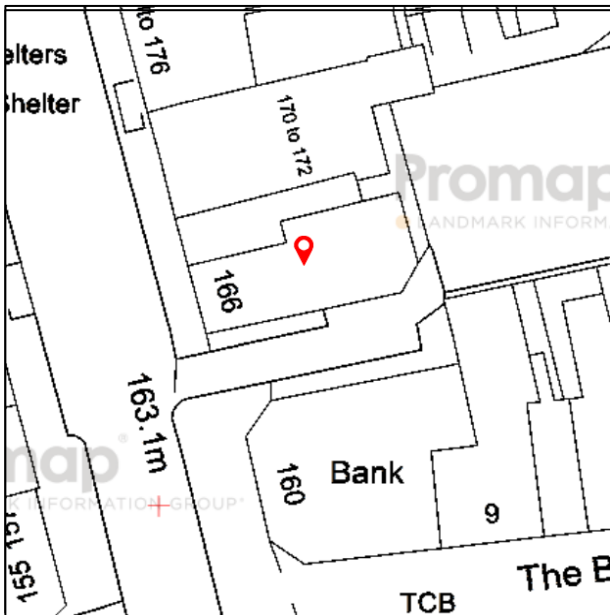
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

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