

# RORY MACK

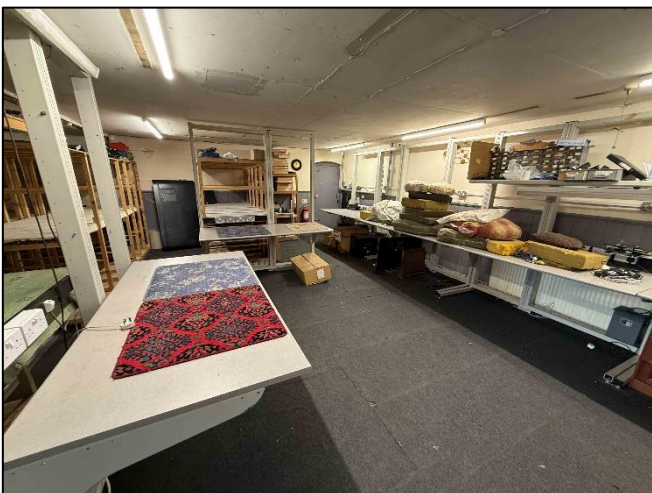
## ASSOCIATES



**TELEFAULTS, ST MICHAELS ROAD,  
PITTS HILL, STOKE ON TRENT,  
STAFFORDSHIRE, ST6 6LG**

**FOR SALE  
£150,000**

- Former TV repair workshop with large car park to front
- GIA: 2,195 with sales and offices on ground and storage on the first floor
- Property is suitable for a variety of retail, workshop or leisure uses
- Parking for up to 12 vehicles on secure car park
- EPC – TBC



**TELEFAULTS**  
**OFF ST MICHAELS ROAD**  
**TUNSTALL, ST6 6LG**

#### GENERAL DESCRIPTION

A showroom/workshop building of rendered brick elevations to the front supporting a pitched concrete tiled roof surface over the main. The property stands towards the rear of the site with the frontage providing secure car parking for up to 12 vehicles. There is a large basement below the ground floor and as the property was originally built as a chapel the internal layout can easily be arranged in open plan. The property briefly comprises a reception, side office, rear stockroom, additional office and kitchen and WC's. On the first floor, is a large storage area. The property benefits from gas fired central heating and an aluminium glazed frontage facing St Michaels Road. The site is big enough for redevelopment to residential or a small parade of retail units, subject to planning, and would also make an excellent convenience store with ample parking for customers.

#### LOCATION

The property has extensive frontage to St Michaels Road which is just off James Brindley Way, (A527) which leads from Sandyford up towards Biddulph. The property is also easily accessed from the A500 with the Tunstall junction being just 2 miles away.

#### ACCOMMODATION

##### Ground Floor

Reception:	190 sq ft
Side office:	164 sq ft
Stockroom:	680 sq ft
Kitchen:	39 sq ft
Back office:	84 sq ft
WC x 2:	--
<b>NIA:</b>	<b>1,157 sq ft</b>

##### First Floor

Storeroom:	1,079 sq ft
<b>NIA:</b>	<b>1,079 sq ft</b>

**Total NIA:** 2,236 sq ft

#### SERVICES

Mains gas, electric, water and drainage are connected. Gas fired central heating installed in the building. No services have been tested by the agents.

#### VAT

The sale price is not subject to VAT.

#### BUSINESS RATES

Rateable value	£6,100
Rates payable	£3,043.90 pa (25/26)

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

#### TENURE

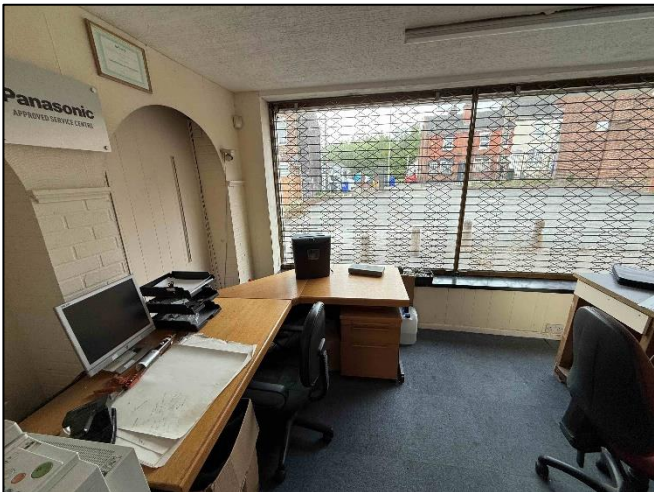
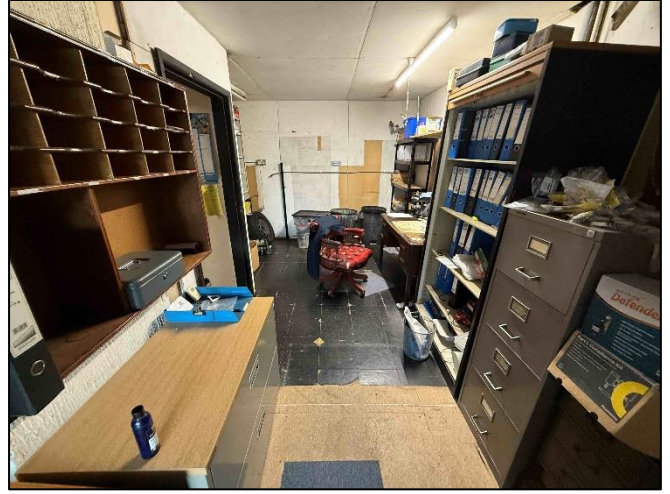
Available freehold, subject to contract and with vacant possession upon completion.

#### ANTI MONEY LAUNDERING REGULATIONS

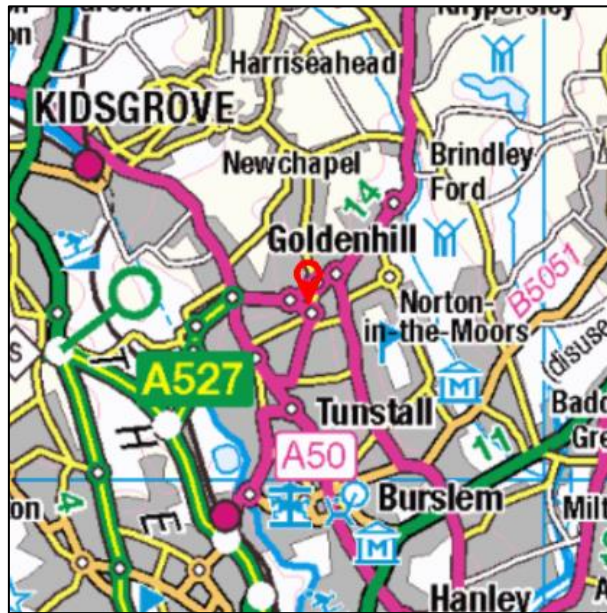
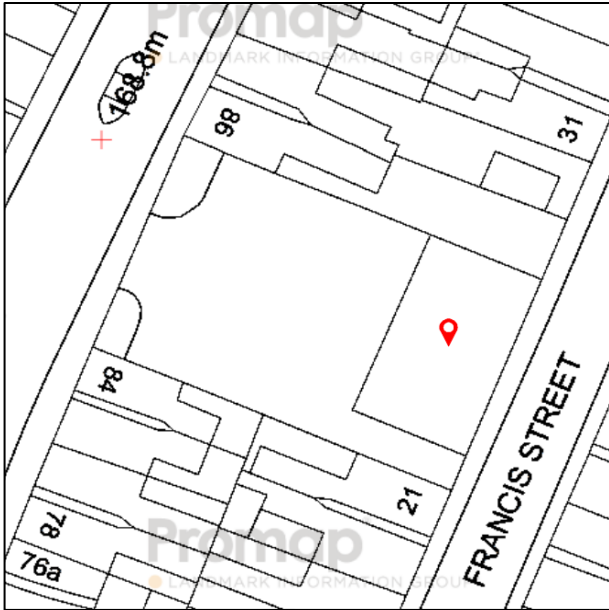
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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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