

RORY MACK

ASSOCIATES

FOR SALE:

£95,000

5 Market Place

Burslem,
Stoke on Trent, ST6 3AA



- Town centre retail/office premises with 2 bed flat above
- Total NIA: 1,295 sq ft with 324 sq ft of sales
- Very prominent location on busy main road
- Would suit wide range of businesses (STP where necessary)
- EPC: TBC

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PROPERTY MANAGEMENT

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RATING APPEALS

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

A mid terrace three storey retail/office premises briefly comprising a sales area to the rear of which is a stockroom and toilet. Internally accessed from the rear is a spacious two-bedroom flat arranged over first and second floor, providing ancillary office/storage accommodation if required.

LOCATION

The property occupies a very prominent location in the centre of Burslem, on the junction between Market Place (B5051) and Waterloo Road (A50) and forms part of an established terrace of mixed-use properties opposite an area of public open realm space and is close to public car parking.

ACCOMMODATIONGround floor:

Sales area	324 sq ft
Stockroom	123 sq ft
WC	-

First floor

Living room	243 sq ft
Kitchen	158 sq ft
WC	-

Second floor:

Bedroom 1	185 sq ft
Bedroom 2	224 sq ft
Bathroom	38 sq ft
Total NIA	1,295 sq ft

SERVICES

Mains water, drainage and electricity connected. Night store heating installed. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

BUSINESS RATES

Rateable Value	£3,650
Rates Payable	£1,821.35 pa (22/23)

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.



C02450/220322

Strictly by appointment through agents:

Rory Mack Associates

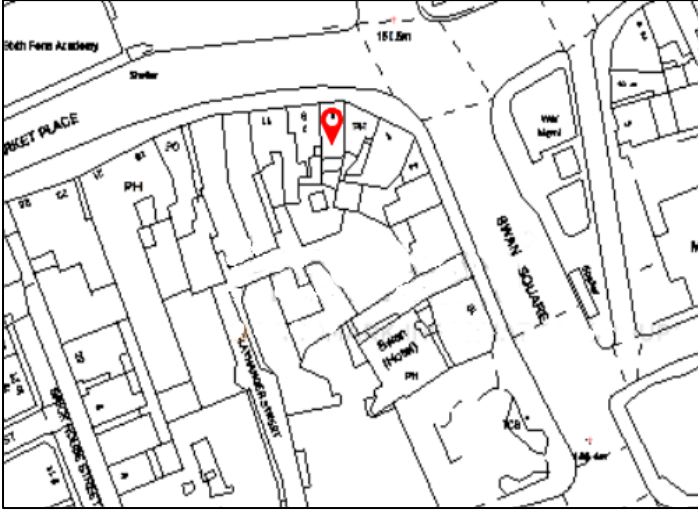
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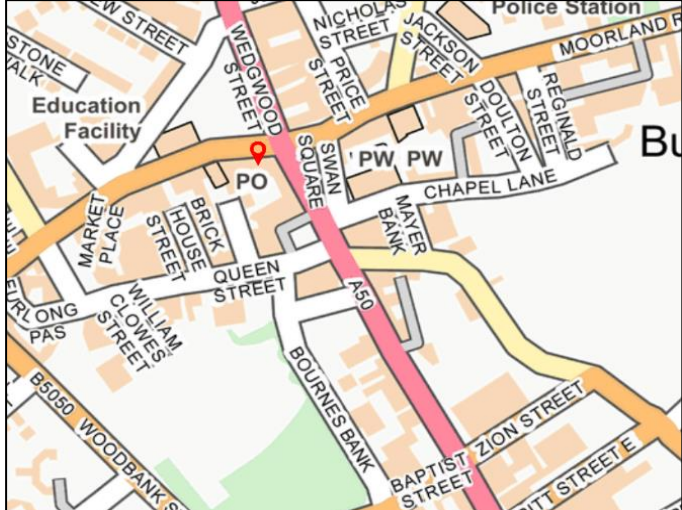
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ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP

