

RORY MACK

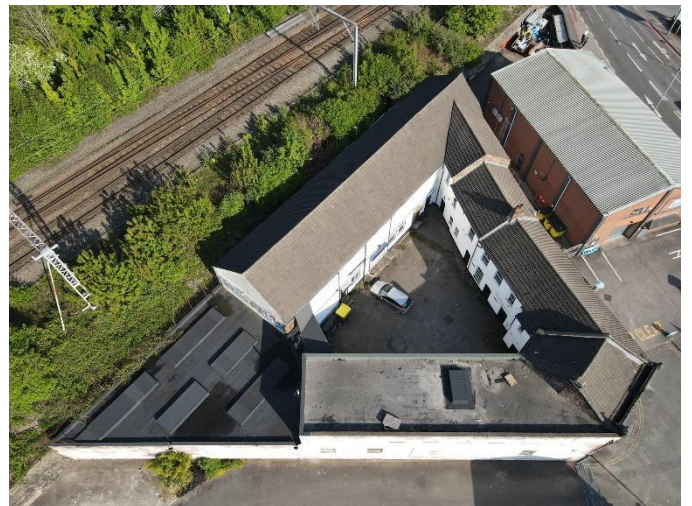
ASSOCIATES



**CROWN HOUSE
OLDMILL STREET
STOKE, STOKE-ON-TRENT
ST4 2RP**

**FOR SALE
£325,000**

- Mixed use and multi-let commercial investment premises
- Two-storey building extending to 10,293 sq ft (NIA) with central courtyard
- Current rental income: £27,888 pa rising to £31,404 pa when fully let
- Asset management opportunities available to increase rent further
- Located on outskirts of Stoke and within 50 yards of A500



CROWN HOUSE

OLDMILL STREET, STOKE

STOKE-ON-TRENT, ST4 2RP

GENERAL DESCRIPTION

Crown House is a two-storey triangular shaped building of brick elevations supporting various pitched and flat roof surfaces and is subdividing into a number of self-contained workshops, studios and offices. Accessed through an arch, forming part of the frontage, is a central courtyard area providing a loading and carparking area and access to a number of the units. The property has been subject to a number of improvements over the years and the currently vacant office suite has recently been extensively refurbished and is available for immediate occupation. With the exception of one of the tenants, all of the tenants have entered into lease agreements, some of which are due to be renewed, which creates asset management opportunities where rents are below market value, thus increasing the rental income.

LOCATION

Crown House is a prominently located premises of white rendered elevations set back slightly from City Road (A52), although highly visible, and is within approx. 50 yards of the A500 dual carriageway which has direct links to Junctions 15 and 16 of the M6 and the A50. Stoke town centre is approx. ¼ of a mile to the west.

SERVICES

All mains services are connected and individually metered with individual tenants being responsible for their own utility costs. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

BUSINESS RATES

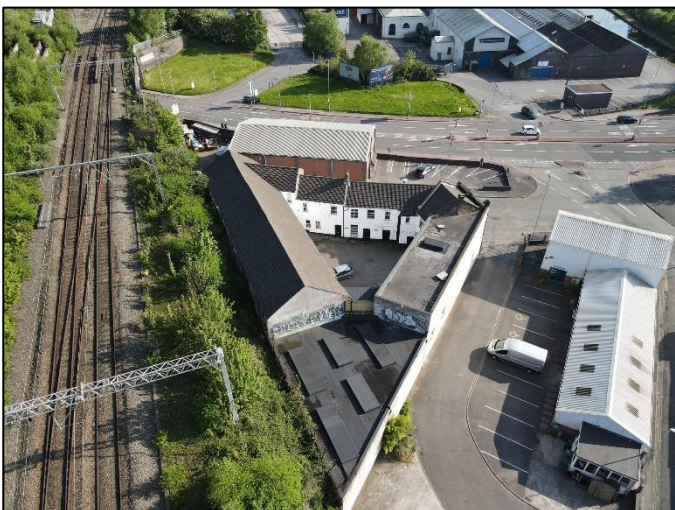
Each property is separately assessed for Business Rates and each tenant is responsible for their own rates. All rateable values are below £12,000 enabling occupiers to claim Small Business Rates Relief.

TENURE

Available freehold, subject to contract and with the benefit of the leases in place at date of 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 where appropriate we will also need to see proof of funds.

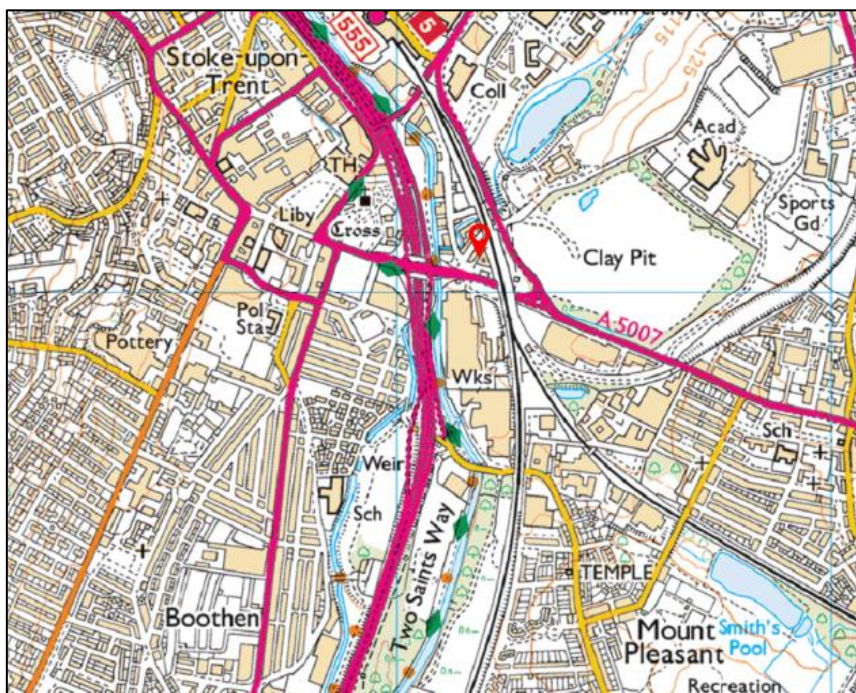
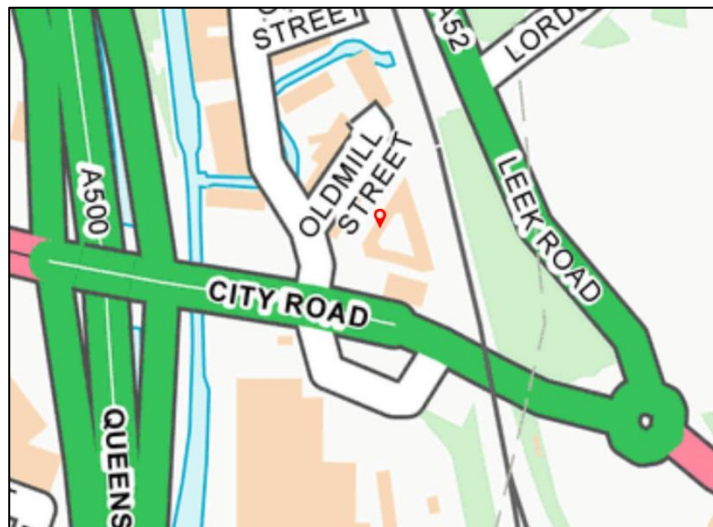
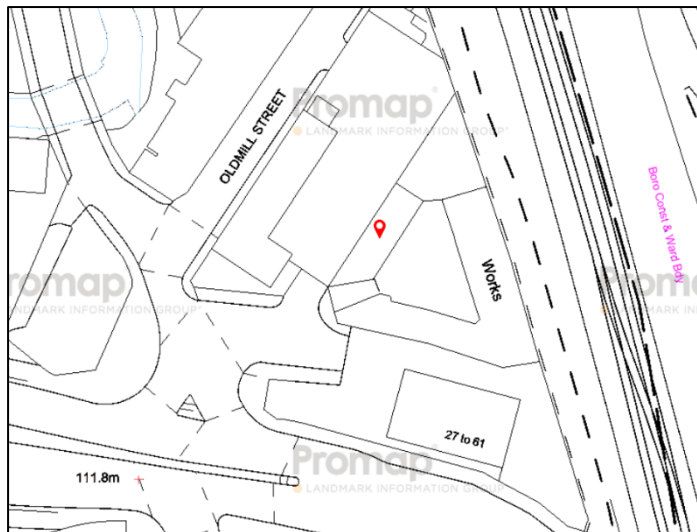


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Unit Number:	Use:	Floor:	Description:	Area (sq ft)	Rent pa:
Unit 1	Café	grd floor	Kitchen: WC: Total:	230 0 230	£4,200
Units 2, 4 & 5	Offices	grd floor first floor	Offices x 4 Office x 2 M & F wcs Total:	717 238 0 955	on market at £7,020 pa
Unit 3	Workshop	grd floor	Recep Offices x 2 Workshop Kitchen WC Total	73 173 930 124 0 1300	£4,200
Unit 6	Studio	first floor	Room 1 Room 2 Room 3 Total	76 144 754 974	£8,460
Unit 7	Studio	first floor	Room 1 Room 2 Recep Studio 1 Studio 2 Studio 3 Studio 4 Studio 5 Studio 6 Studio 7 WC Total	300 200 142 338 369 382 333 278 278 194 0 2814	
Unit 11	Studio	grd floor	Total Recep Studio 1 Studio 2 Studio 3 Kitchen WC Total	2814 182 221 712 300 53 0 1468	
Unit 8	Lock-up	grd floor	Store room	1069	£1,000
Unit 9	Workshop	grd floor	Store room	821	£3,600
Unit 10	Lock-up	grd floor	Store room	174	£528
Unit 12	Lock-up	first floor	Store room	488	£1,200
Total sq ft:				10,293	
					Passing Rent: £23,188
					Potential Rent: £30,028

Copies of leases can be made available upon request.

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