

# RORY MACK

ASSOCIATES



**4 BRIDGEWOOD STREET,  
LONGTON, STOKE-ON-TRENT  
ST3 1HW**

**FOR SALE  
£265,000**

- Large showroom with offices on edge of town centre location
- Includes carpark for circa 15 vehicles with main road frontage
- NIA: 4,791 sq ft
- Would suit a trade counter/office/light industrial/retail use
- EPC - TBC



# 4 BRIDGEWOOD STREET, LONGTON

## STOKE-ON-TRENT

### ST3 1HW

#### GENERAL DESCRIPTION

A brick and block construction property located on Bridgewood Street off Uttoxeter Road. The property has a glazed showroom frontage with externally mounted security shutters together with separate entrance to the office accommodation. Due to the mix of office and showroom/storage space the building lends itself to a number of different uses such as light manufacturing, trade counter, retail sales or supermarket and is sold together with its own carpark capable of accommodating circa 15 cars with excellent advertising possibilities on the main road. The property briefly comprises an entrance lobby, large open plan office, two smaller offices and a server room, ladies and gents toilets, two further offices to the rear and a kitchen, with the 2,750 sq ft showroom adjoining. 1 hour parking is available directly in front of the building and Longton town centre and Longton Exchange Shopping centre are a short 2 minute walk away.

#### LOCATION

The building has extensive frontage to Bridgewood Street whilst the carpark has frontage to Uttoxeter Road, which runs from Longton town centre to the A50. Longton is easily accessible from the M6, A500 and A50.

#### SERVICES

Mains gas, electric, water and drainage are connected. Gas fired central heating to offices and gas blow heaters in the showroom. No services have been tested by the agents.

#### VAT

The sale price is not subject to VAT.

#### TENURE

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

#### BUSINESS RATES

Rateable Value: £20,750 (effective 1<sup>st</sup> April 2023)

Rates Payable: £10,354.25 pa (23/24)

Note: Retail, hospitality and leisure relief – You could be entitled to 75% off your business rates bills for the 2023 to 2024 tax year (1 April 2023 to 31 March 2024)

#### ACCOMMODATION

There are two principle parts comprising the large showroom and office plus the section of land for car parking directly in front.

All accommodation is on the ground floor.

General office	980 sq ft
4 x offices	861 sq ft
Server room	56 sq ft
2 x WC	---
Showroom	2,768 sq ft
Store	126 sq ft

**Total GIA: 4,791 sq ft**

**Car park on Uttoxeter Road approximately 0.1 acres**

#### EPC

TBC

#### ANTI MONEY LAUNDERING REGULATIONS

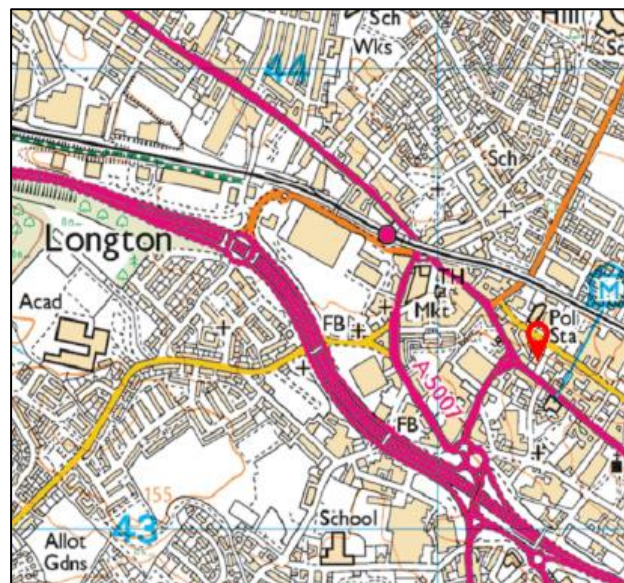
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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