

RORY MACK

ASSOCIATES



**RAILWAY STREET, TUNSTALL
STOKE-ON-TRENT
ST6 6AG**

**FOR SALE:
£160,000**

- Workshop premises formerly used as a car workshop with 14'6" to eaves
- Workshop NIA: 1,927 sq ft plus 111 sq ft reception office
- Located close to Tunstall town centre
- Would suit workshop/storage use
- EPC: TBC



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GENERAL DESCRIPTION

A detached workshop premises of brick elevations supporting a dual pitched roof surfaces with a long-established reputation of being used as a car body repair workshop. The premises has two roller shutter access doors facing a concrete hardstanding forecourt and a single storey office/reception area to the front. Within the unit is modern spray booth installed in 2011 and an air compressor which can also be made available by way of separate negotiation. Although the unit can continue to be used as a car body repair workshop there are a wide range of alternative workshop/warehouse uses that the property would suit.

LOCATION

The unit is located towards the end of Railway Street in a mixed-use area close to Tunstall town centre and within 200 yards of the A5271 which leads directly to the A500 (1.3 miles) via Porthill Roundabout.

SERVICES

All mains services are connected including a 3-phase electric supply. 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: £7,000

Rates Payable: £3,493 pa (23/24)

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

ACCOMMODATION

Workshop: 1,979 sq ft

Office/Recep: 111 sq ft

WC's -

Total NIA: 2,090 sq ft

First floor office: 142 sq ft

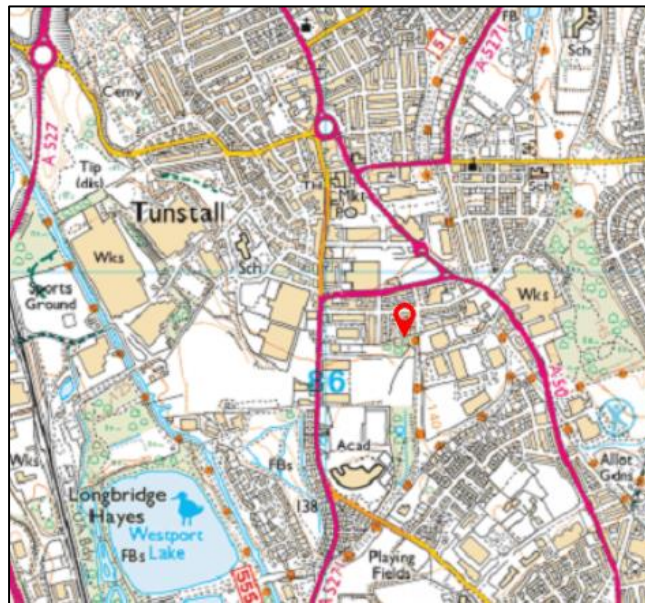
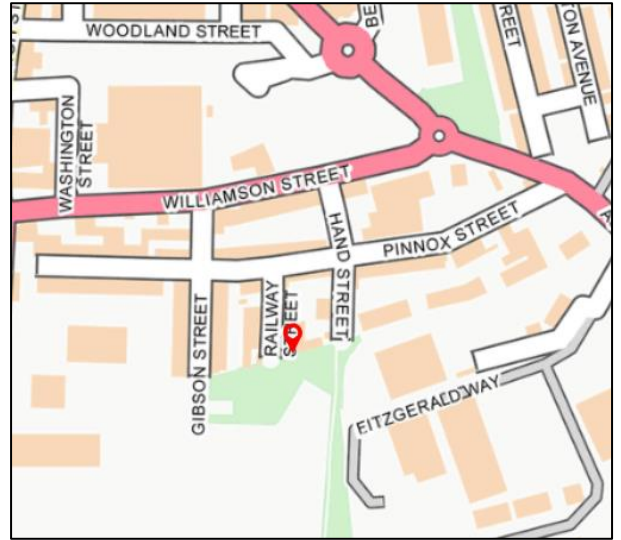
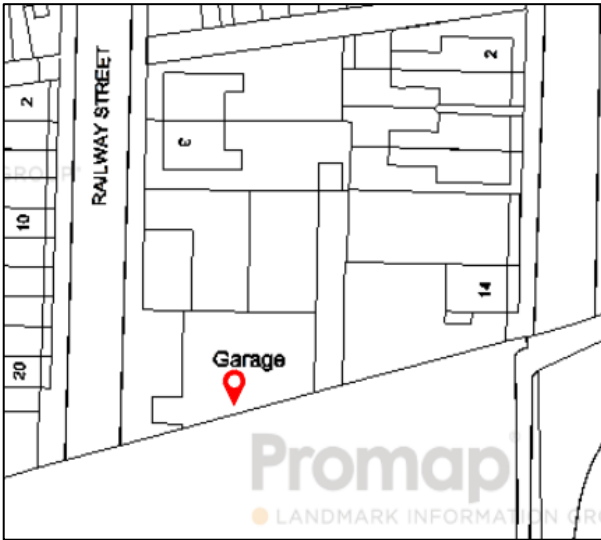
ANTI MONEY LAUNDERING REGULATIONS

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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