

RORY MACK

ASSOCIATES

FOR SALE:

£300,000

5-13 High Street, Tunstall

Stoke-on-Trent
Staffordshire, ST6 5TE



- Substantial Retail premises with upper floors and parking
- 6,928 sq.ft. arranged over three floors with up to 2,660 sq.ft. of sales
- Very prominent location with extensive roadside frontage
- Located adjacent to new trade counter/distribution complex
- Upper floors would make ideal residential conversion (STP)
- Existing business is also available as a going concern

COMMERCIAL ESTATE AGENCY
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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

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

The property comprises a substantial 3 storey retail premises with a ground floor sales area currently extending to 1,415 sq.ft. which could easily be extended to 2,660 sq.ft. The property extends to 6,928 sq.ft. (NIA) and has multiple staircases leading to the upper floors which make the accommodation extremely versatile. Originally constructed in the 19th century, the property has been well maintained externally and would easily convert into a part commercial/part residential property (subject to planning) with the upper floors being converted into either apartments or a House of Multiple Occupation. Externally there is onsite parking to the side and rear.

LOCATION

The property occupies a prominent location to the south of Tunstall town centre and has nearly 100 feet of roadside frontage to the High Street (A527), one of the main artery routes through the town. Immediately to the rear is a new development of large trade counter and warehouse units, currently under construction. There is also a smaller development of retail/trade counter units being built on the opposite side of the road, the combined presence of which are having a very positive effect on the area.

ACCOMMODATION

Ground Floor:

Sales: 1,415 sq.ft.
Sales/stores: 1,245 sq.ft.
Office: 121 sq.ft.
7 rooms/stores: 1,027 sq.ft.
WC: --
NIA: 3,808 sq.ft.

1st Floor:

Sales: 455 sq.ft.
10 rooms/stores: 1,406 sq.ft.
WC: --
NIA: 1,861 sq.ft.

2nd Floor:

9 rooms/stores: 1,215 sq.ft.
Bathroom: 44 sq.ft.
WC: --
NIA: 1,259 sq.ft.

Total NIA:

Ground Floor: 3,808 sq.ft.

1st Floor: 1,861 sq.ft.

2nd Floor: 1,259 sq.ft.

Total: 6,928 sq.ft.

SERVICES

All mains services are connected. Gas fired central heating throughout. No services have been tested by the agent.

BUSINESS RATES

Rateable Value: £10,500 **Rates payable:** £4,893 pa (18/19)

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

VAT

The sale price is not subject to VAT.

EPC

Asset Rating 82 (Band D)

BUSINESS OPPORTUNITY

There is also the option of acquiring the existing business, which trades as a partnership, plus stock at valuation. The business trades as Spectrum Services and sells a wide range of electrical household appliances, more details of which can be found on <https://www.spectrumservicesappliances.co.uk>. The sale of the business is being handled by The Business Partnership, please contact Robert Dean on **07825 419673** or email; robert.dean@business-partnership.com. The business does not have to be purchased in addition to the building, as it can be relocated to an alternative location.

TENURE

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

C02108/29102018

Strictly by appointment through agents:

Rory Mack Associates

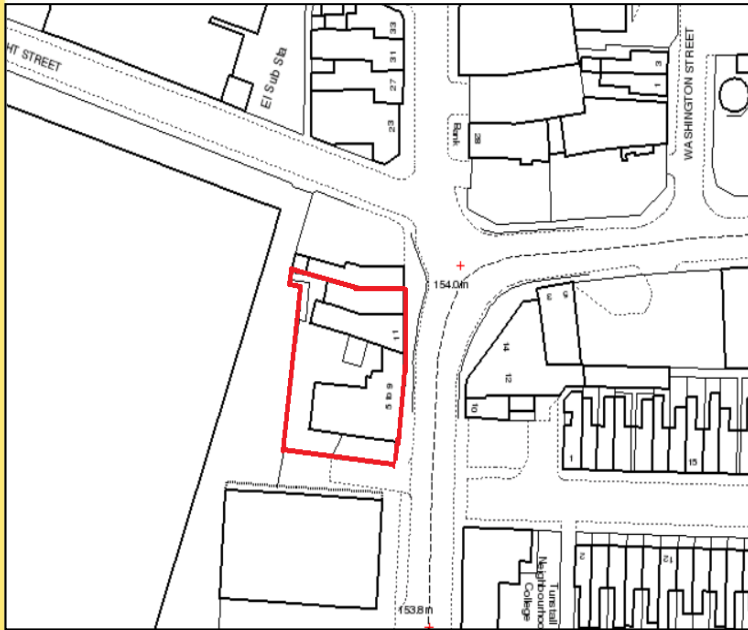
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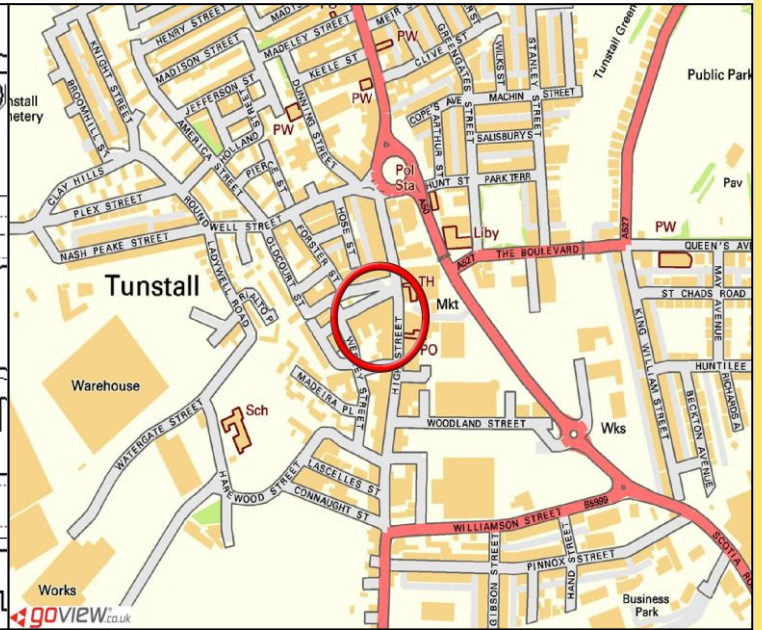
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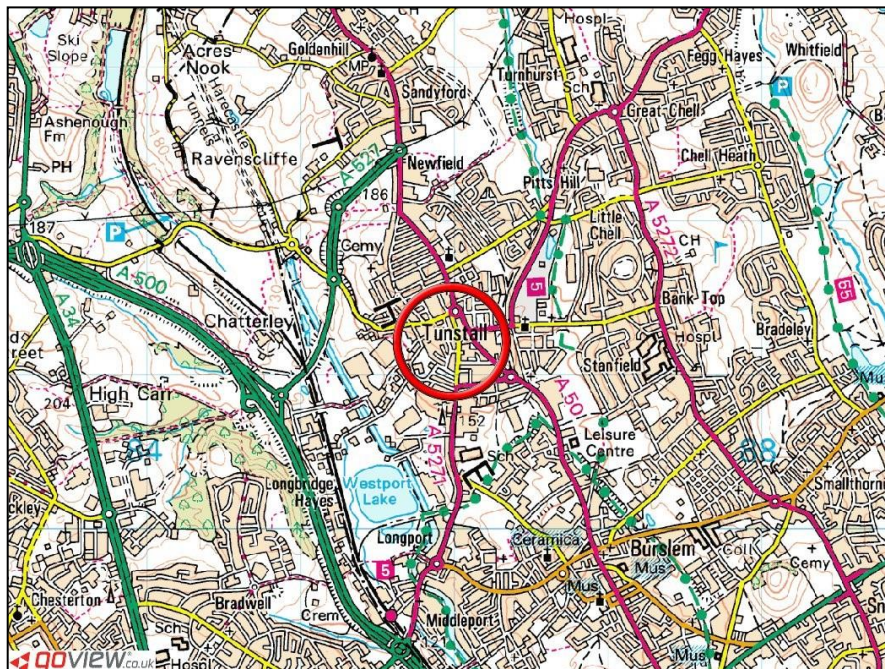
ORDNANCE MAP



STREET MAP



TOWN MAP



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