

FOR SALE

OFFICE PREMISES

HAYWOOD HOUSE, 160 MOORLAND ROAD, BURSLEM, STOKE-ON-TRENT, ST6 1EB



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STOKE-ON-TRENT, ST6 1EB**



LOCATION

The property is prominently located on Moorland Road in Burslem off the A50, approximately 2.6 miles from Hanley City Centre. The property is approximately 1.5 miles from the A500 dual carriageway which provides access to the local and regional road network. Longport Railway Station is situated on the Crewe to Derby line and is approximately 1.6 miles distant.

DESCRIPTION

Haywood House is a two-storey former hospital building which has been extensively fitted out to provide a range of offices and day care centre. There is a large self-contained car park to the rear as well as external storage unit which backs onto Lingard Street. The property sits within a site area of 0.39 acres and is considered suitable for various alternative uses, subject to relevant planning permission.

The property briefly benefits from the following specification:

- Ample private car parking
- WC's
- Generous well-appointed kitchen
- Storage unit to the rear of the car park
- Strip lighting
- A mix of tiled flooring and carpet coverings

Accommodation	SQ M	SQ FT
Ground Floor	157.27	1,693
First Floor	164.42	1,770
External Storage	173.81	1,871
TOTAL	495.5	5,334

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TENURE

The property is available on a freehold basis with vacant possession.

PRICE

£370,000 exclusive of VAT.

EPC

Pending.

RATING ASSESSMENT

The property has a rateable value of £21,500. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

Enquiries via the Stoke-on-Trent Planning Portal advise that the property holds consent for a Day Care Centre (Use Class D1). The property is considered suitable for a variety of different uses. Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

Each party is responsible for their own legal costs in relation to the transaction.

VAT

All prices and rent are quoted exclusive of VAT which may be payable.

CONTACT

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