

RORY MACK

ASSOCIATES

FOR SALE:

£170,000

203-205 Etruria Road

Hanley, Stoke-on-Trent
Staffordshire, ST1 5NS



- **Very prominently located two storey Office/Retail Premises**
- **Open plan Ground Floor Sales: 643 sq. ft. with Total NIA of 1,301 sq. ft.**
- **Roadside frontage to Etruria Road (A5010) opposite Festival Park fly-over**
- **Would suit a range of uses (STP) where necessary**
- **Rare Opportunity to acquire such a prominently located property**

COMMERCIAL ESTATE AGENCY

VALUATIONS

RENT REVIEWS & LEASE RENEWALS

PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS

BUILDING SURVEYS

EXPERT WITNESS REPORTS*

RATING APPEALS

SCHEDULES OF CONDITION

SCHEDULES OF DILAPIDATIONS

RESIDENTIAL LETTINGS

CPO NEGOTIATIONS

Holly House,

37 Marsh Parade,

Newcastle-under-Lyme,

Staffordshire ST5 1BT

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E: enquiries@rorymack.co.uk



RICS

Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

A two storey detached retail/office premises of brick elevations supporting a pitched tiled roof. The property is arranged in open plan at ground and 1st floor level making it extremely versatile and suitable for a range of uses. To the front of the property is a forecourt area suitable for display purposes and there is a small enclosed yard to the rear.

LOCATION

The property enjoys a very prominent location in the edge of Festival Park, opposite British Home Stores and the Octagon Retail Park. Hanley City centre is within easy walking distance being approx. 1/2 a mile away. Vehicle access to the property is from the rear via Josiah Wedgwood Street, which has no parking restrictions. The A500 is within 1 mile and Newcastle town centre is approx. 2 and a 1/2 miles.

ACCOMMODATION**Ground Floor:**

Sales/Office: 643 sq. ft.

WC: -

1st Floor:

Office: 658 sq. ft.

Total NIA: 1,301 sq. ft.

SERVICES

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

VAT

The sale price is not subject to VAT.

BUSINESS RATES

Rateable Value: £4,600

Rates Payable: £2,226.40 pa (16/17)

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

EPC

TBA

TENURE

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

CO1845/13052016

Strictly by appointment through agents:

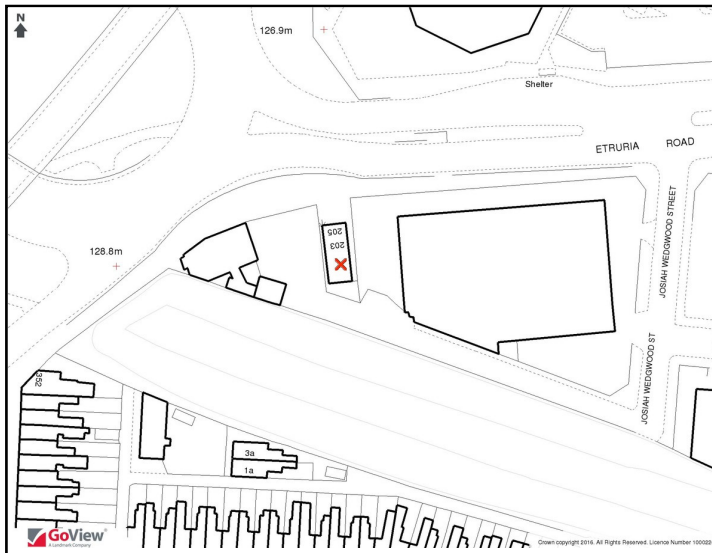
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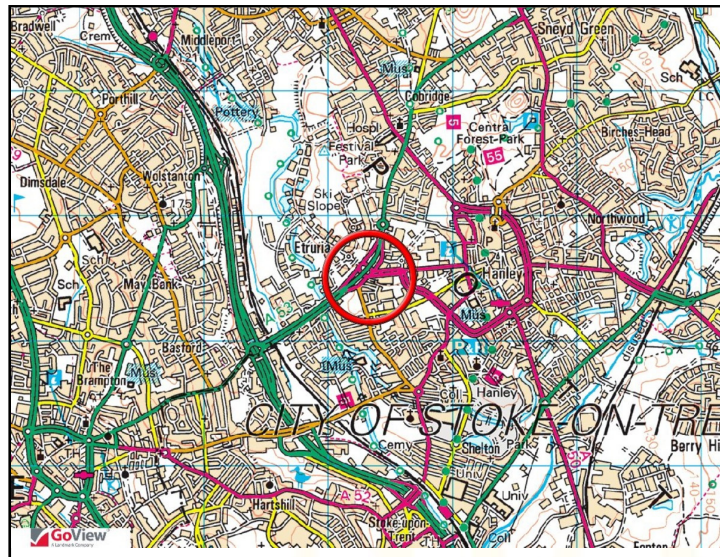
ORDNANCE MAP



STREET MAP



TOWN MAP



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