

RORY MACK

ASSOCIATES

FOR SALE:

£169,950

Boulevard House, 160 High Street

Tunstall, Stoke-on-Trent  
Staffordshire, ST6 5TT



- Imposing period office premises in Tunstall town centre
- Attractive stone-faced building extending to 1,102 sq.ft. (NIA)
- Fully modernised and immaculately presented throughout
- Would suit alternative uses (STP)
- **\*\*Dunion + Co and Netinspire relocating\*\***

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Rory Mack Associates Ltd.  
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### GENERAL DESCRIPTION

The property comprises an imposing former banking premises of sandstone elevations constructed in 1920. Recently the property has been fully modernised and refurbished throughout and now comprises open plan office accommodation together with reception area, board room and dry basement storage. Subject to planning the property would suit a number of alternative uses to include: Retail (A1), Restaurant/Café (A3), Drinking Establishment (A4), or Clinic/Health Care (D1).

### LOCATION

The property prominently features in the centre of Tunstall at the junction with The Boulevard and High Street opposite public car parking and Tunstall Indoor Market. The property is also very close to the recently constructed retail park within which Next, Argos, Matalan, Costa, Home Bargains, Boots, Card Factory and Iceland are located.

### ACCOMMODATION

Reception/Porch:	38 sq.ft.	Basement Storage:	245 sq.ft.
Boardroom:	151 sq.ft.		
Office 1:	449 sq.ft.		
Office 2:	392 sq.ft.		
Kitchen:	72 sq.ft.		
Male/Female WC's:	--		
<b>Total NIA:</b>	<b>1,102 sq.ft.</b>		

Note: Office 1 and 2 are separated by a glass partition which can easily be removed for those who would prefer an open-plan arrangement.

### SERVICES

All mains services are connected. Gas fired central heating installed and there are 6 air conditioning units throughout the property. All of the service media including the wiring was replaced/installed in 2013 when the current owners acquired the property. No services have been tested by the agent.

### BUSINESS RATES

**Rateable Value:** £6,100

**Rates payable:** £2,298 (18/19) pa

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

TBC

### TENURE

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

C02101/21092018



Strictly by appointment through agents:

Rory Mack Associates

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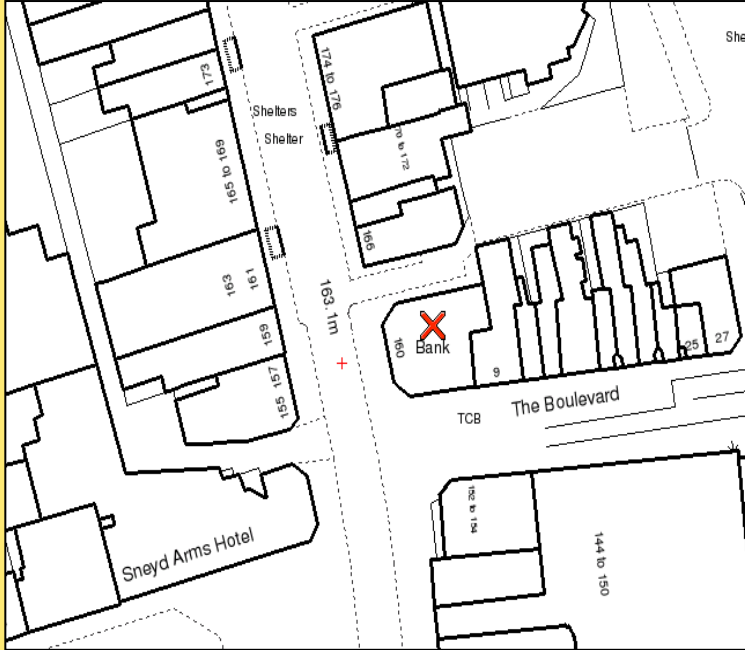
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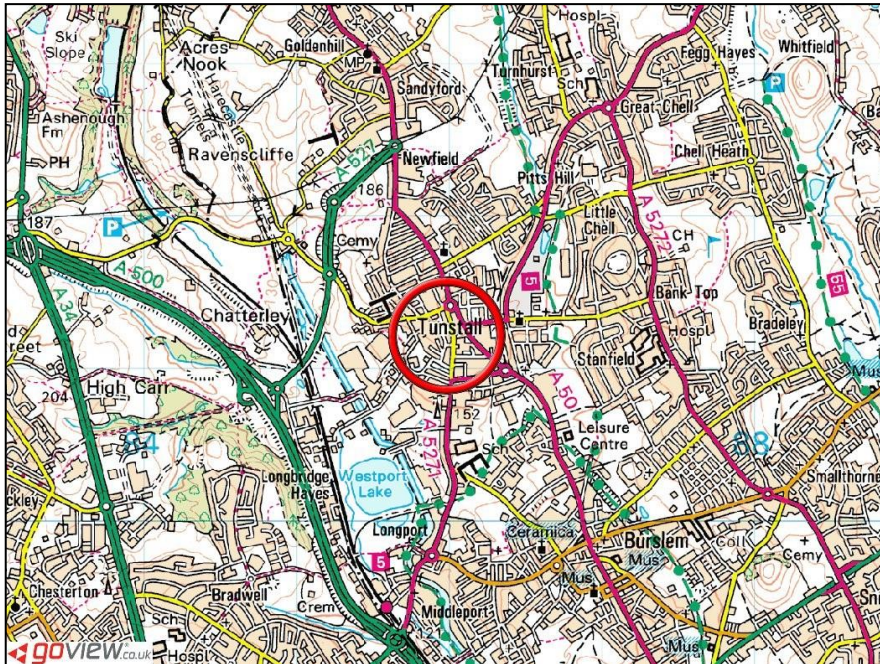
### ORDNANCE MAP



### STREET MAP



### TOWN MAP



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