



Queens Chambers, 8 Westport Road, Stoke-on-Trent, ST6 4AW

**2,157 sq.ft
(200.38
sq.m)**



Price

£160,000

A prominent town centre office arranged on ground, first and second floors with two separate staircases. Ideal for a number of alternative uses, subject to gaining the necessary planning permission.

To view: 01782 212201
commercial@bjbmail.com





Description

The property comprises an imposing ground, first and second floor property of brick rendered construction under a pitched tiled roof. The main door to the front of the building leads directly into a reception area with inner corridor leading to three further offices as well as a side door and a side yard area with access to the front of the property. A further inner corridor leads to a kitchen.

Stairs lead to the first floor and there are also stairs providing access to the first floor from outside. The first floor has a further three large offices as well as male and female toilets. Both sets of stairs then lead to the second floor where there are another three large rooms. The rooms are mainly carpeted with papered walls and a mixture of suspended and painted ceilings.



Location

The property is located on Westport Road within Burslem Town Centre, one of the six towns which make up the Stoke-on-Trent conurbation and located to the north of the City. There is good access to the Town Centre with its local shopping and this is expanding with new residential development taking place on the former Royal Doulton site. Heywood Sixth Form College is located in the former Town Hall and this has boosted the number of people in the Town Centre and a number of bars and restaurants have opened over recent years. There is good access from Burslem to the A500 as well as the other Stoke-on-Trent towns. The A500 is an urban expressway through the heart of the North Staffordshire conurbation linking junctions 15 and 16 of the M6 Motorway.

Accommodation

Ground Floor

Reception Area 234 sq.ft (21.73 sq.m)

Inner Corridor

Office One 93 sq.ft (8.63 sq.m)

Office Two 216 sq.ft (20.06 sq.m)

Office Three 117 sq.ft (10.86 sq.m)

Kitchen 70 sq.ft (6.50 sq.m)

First Floor

Office Four 268 sq.ft (24.89 sq.m)

Office Five 266 sq.ft (24.71 sq.m)

Office Six 229 sq/ft (21.27 sq.m)

Second Floor

Office Seven 286 sq.ft (26.56 sq.m)

Office Eight 154 sq.ft (14.30 sq.m)

Office Nine 224 sq.ft (20.80 sq.m)

Total Floor Area 2,157 sq.ft (200.38 sq.m)

Services

All mains services are believed to be connected to the property.

Tenure

Freehold.



Proof of Identification

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The VOA website advises the rateable value for 2019/20 stands at £14,500. The standard non-domestic business rates multiplier is 50.4p. The small business multiplier is 49.1p up to a rateable value of £51,000. The Small Business Rate Relief will increase to 100% for businesses with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.