

FOR SALE



PERIOD OFFICE BUILDING

1,424 SQ FT 132.29 SQ M)

Approx. Net Internal Area

11 HILLCHURCH STREET,
HANLEY
STOKE-ON-TRENT, ST1 2EZ

-  Close to Local Amenities
-  City Centre Location
-  Period Features

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THE CONTACTS FOR THIS PROPERTY ARE:

Strictly via agent:

Mounsey Chartered Surveyors

Lakeside, Festival Way, Festival Park, Stoke on Trent, ST1 5PU.

Telephone: 01782 202294

Contact: **Richard Mounsey / Tom Johnson**

Email: richard@mounseysurveyors.co.uk
tom@mounseysurveyors.co.uk



PRICE

£195,000.

RATING ASSESSMENT

The Rateable Value listed in the 2017 List is £8,100. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

EPC

Pending.

SERVICE CHARGE

A service charge is payable towards the upkeep of the common parts of the estate and its management thereof. Further information is available upon request.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

SERVICES

Electricity, water and mains drainage are all believed to be connected to the property but have not been tested by the agents. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.

VAT

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

LOCATION

The subject property is located on Hillchurch Street off Town Road within Hanley City Centre, in close proximity to the intu Potteries Shopping Centre within a well-established retail and office location. The property is considered suitable for alternative uses (including residential) subject to planning permission.

DESCRIPTION

The property comprises a three-storey period office building with a range of private and staff welfare facilities office suite which briefly benefits from the following:

- A combination of open plan and cellular offices;
- Meeting/conference room
- Kitchenette
- WC's

ACCOMMODATION

SQ.FT	SQ.M
1,424	132.29

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