

# RORY MACK

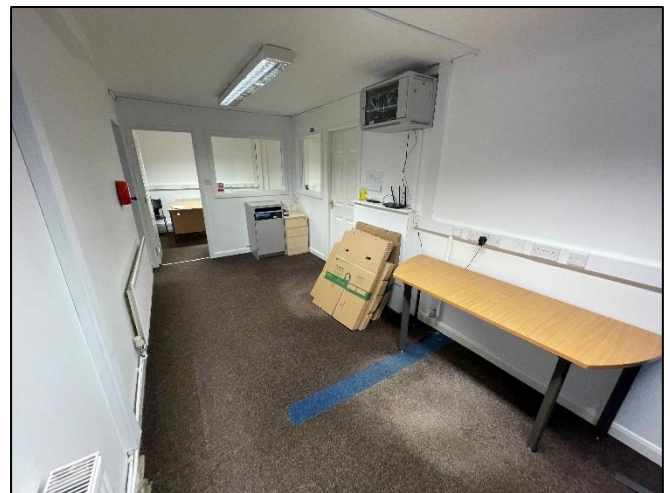
## ASSOCIATES



**72A LEONARD STREET,  
BURSLEM, STOKE ON TRENT,  
ST6 1HH**

**FOR SALE  
£125,000**

- Office premises with double garage and secure parking/yard area
- NIA: 1,244 sq ft
- Very well presented and fully modernised building
- Suitable for a number of uses such as office, medical or residential (STP)
- EPC – Band C (67)



**72A LEONARD STREET, BURSLEM,  
STOKE ON TRENT, STAFFORDSHIRE,  
ST6 1HH**

**GENERAL DESCRIPTION**

A single storey building of conventional cavity brick elevations with a pebble dashed covering supporting a pitched tiled roof. Although currently used as an office the building would suit a range of alternative commercial uses to include office, financial services, medical, or residential, subject to planning. The property comprises a number of individual offices which could easily be reconfigured and benefits from a kitchen area, men's and ladies' toilets and a new gas boiler providing central heating throughout. The garage to the front of the building provides 272 sq ft of storage/workshop space facing the gated yard area.

**LOCATION**

The property is located on a residential street on the outskirts of Burslem, around a mile from the A53 and 2 miles from Hanley city centre.

**ACCOMMODATION**

Office 1:	96 sq ft
Office 2:	172 sq ft
Office 3:	185 sq ft
Office 4:	126 sq ft
Office 5:	88 sq ft
Reception:	174 sq ft
Kitchen:	131 sq ft
M & F W.C.s	--
<b>Total NIA:</b>	<b>972 sq ft</b>
Garage:	272 sq ft

**SERVICES**

Mains gas, electric, water and drainage are connected. Gas fired central heating installed throughout the office. No services have been tested by the agents.

**VAT**

The sale price is not subject to VAT.

**BUSINESS RATES**

Rateable Value: £8,000

Rates Payable: £3,992 pa (23/24)

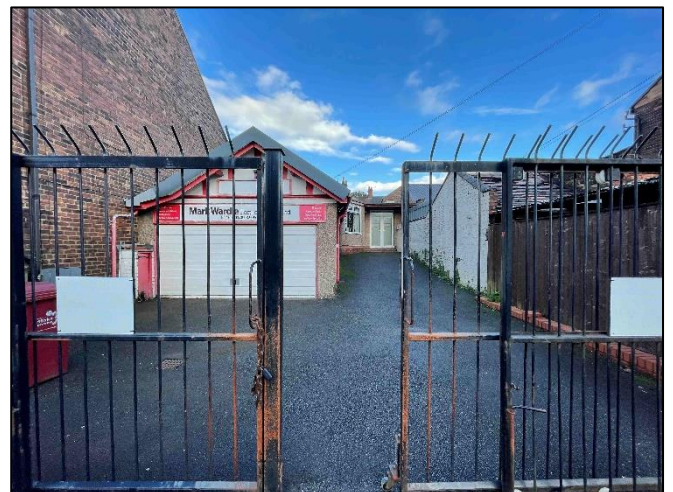
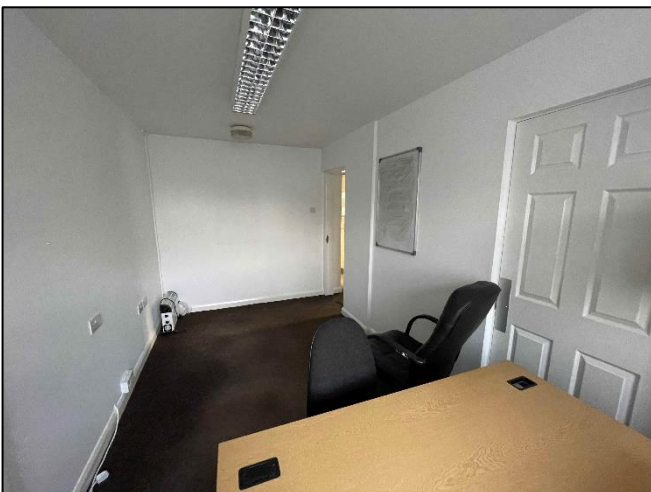
Note: If you qualify for Small Business Rates Relief you will be entitled to a 100% exemption.

**TENURE**

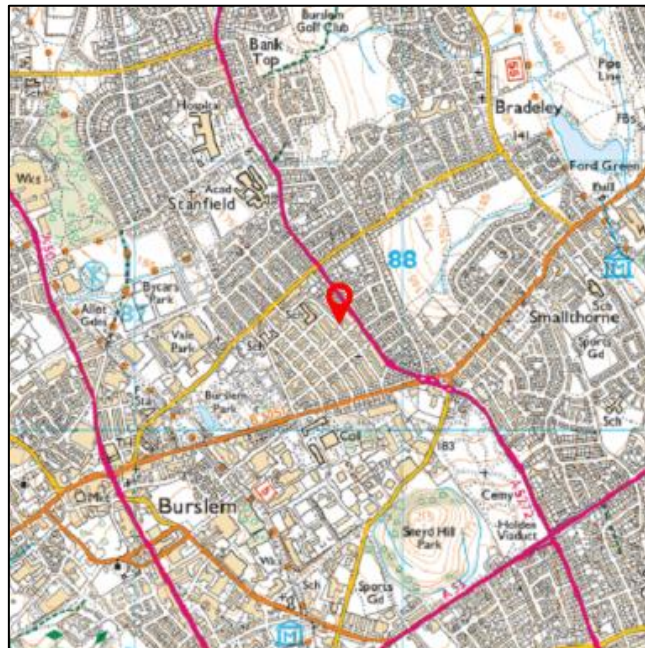
Available freehold, subject to contract and with vacant possession upon completion.

**ANTI MONEY LAUNDERING REGULATIONS**

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



**72A LEONARD STREET, BURSLEM,  
STOKE ON TRENT, STAFFORDSHIRE,  
ST6 1HH**



**OFFICE**

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Newcastle

Staffordshire

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements