



502 Hartshill Road, Hartshill, Stoke-on-Trent, ST4 6AD
For Sale: £75,000

Retail/Office Unit
NIA: 59.42 sq. m (639 sq. ft.)

Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

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502 Hartshill Road
Hartshill
Stoke on Trent
ST4 6AD

Location

The property is located at the junction of Harthill Road (A52) and Victoria Street in Hartshill. Harthill Road is an arterial road connecting Newcastle-under-Lyme town centre (0.6 miles distant) and Stoke town centre (1.0 mile distant). Victoria Street connects to Etruria Road (A53) at Basford Bank.

Situated within the commercial centre of Harthill, nearby property uses includes a range of retail, professional services and food and drink uses.

Description

A highly visible retail/office unit having a good display frontage, excellent trading area together with staff facilities.

- Level access full height glazed display frontage
- Suspended ceiling
- LED lighting
- Air conditioning
- Plastered walls
- Carpeted floors

Previous uses of the property include Estate Agency, Bookmaking and Banking.

Parking

Whilst the property does not have its own parking, licensed parking is available on the compound to the rear by separate negotiation with the compound owner.

Accommodation

Retail/Office Area	51.10 sq. m	550 sq. ft
Kitchen	8.32 sq. m	89 sq. ft
WC	6.25 sq. m	67 sq. ft
Net Internal Area	59.42 sq. m	639 sq. ft

Services

Electricity, water and mains drainage are available subject to any reconnection that may be necessary. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

Planning

The permitted use of the property is understood to fall within Class E - Commercial, Business and Service of the Town and Country Planning (Uses Classes) Order 1987, as amended.

Rating

- RV: £8,500 effective 1 April 2023

Tenure

Freehold with vacant possession upon completion.

Energy Performance

- EPC Date: 10 May 2015
- Energy Rating C

Price

£75,000

VAT

Not Applicable

Costs

Each party is to be responsible for their own legal costs.

Anti-Money Laundering Regulations

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving licence, 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.

Viewings

Viewing is strictly by appointment with the Sole Agent:

Glenn Hammond MRICS

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M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

Phil Webb

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Subject to Contract

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