

RORY MACK

ASSOCIATES



**67 & 67A HERON STREET
HERON CROSS
STOKE-ON-TRENT
ST4 3AR**

*** REDUCED *
FOR SALE
£185,000**

- Extremely prominent retail/office with flat above and carparking to rear
- Total NIA: 2,268 sq ft plus detached garage
- Would suit a wide range of commercial/residential uses (STP)
- Located on busy junction within 100 yards of access to A50 dual carriageway
- EPC: 123 (Band E) – No 67
- EPC: 54 (Band E) – No 67A



**67 & 67A HERON STREET, HERON CROSS,
STOKE-ON-TRENT, ST3 3AR**

GENERAL DESCRIPTION

A very prominently located and deceptively spacious commercial property with separately accessed and self-contained one bedroom flat above. Originally two separate buildings, which have now been internally connected, the building offers a range of retail and office accommodation together with a workshop/storage area with loading doors leading to the secured carpark. There is space within the gated carpark to accommodate approx. six vehicles and there is also a two-storey garage offering additional ground and first floor storage.

The property would ideally suit a retail or office orientated business wanting to benefit from a high-profile location in a densely populated area and within 100 yards of immediate access to the A50 dual carriage way. Alternative uses to include residential conversion or fast-food takeaway may also be suitable, subject to planning where necessary.

LOCATION

The property is extremely prominently located at the junction between Heron Street and Grove Road and is within 100 yards of the A50 dual-carriage way which provides direct access to the A500 and Junctions 15 and 16 of the M6.

SERVICES

All main services are connected to both 67 and 67A and the flat is separately supplied/metered. Independent gas fired central heating installed in both 67 and 67A. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

ACCOMMODATION

<u>Ground Floor</u>	<u>First Floor</u>	
Sales: 435 sq ft	Workshop/Store: 246 sq ft	
Office 1: 169 sq ft	67A (flat)	
Office 2: 198 sq ft	Landing: -	
Kitchen: 85 sq ft	Bedroom: 205 sq ft	
Store: 40 sq ft	Bathroom: 68 sq ft	
2 x WC's: -	Livingroom: 289 sq ft	
Workshop: 358 sq ft	Kitchen: 175 sq ft	
Total 1,285 sq ft	Total 983 sq ft	

Total NIA: 2,268 sq ft

Detached Garage: 190 sq ft with similar first floor storage area.

BUSINESS RATES/COUNCIL TAX

No 67

Rateable Value

(effective 1st April 2023): £6,100

Rates Payable: £3,043.90 pa (23/24)

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

No 67A

Council tax: (Band A)

TENURE

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



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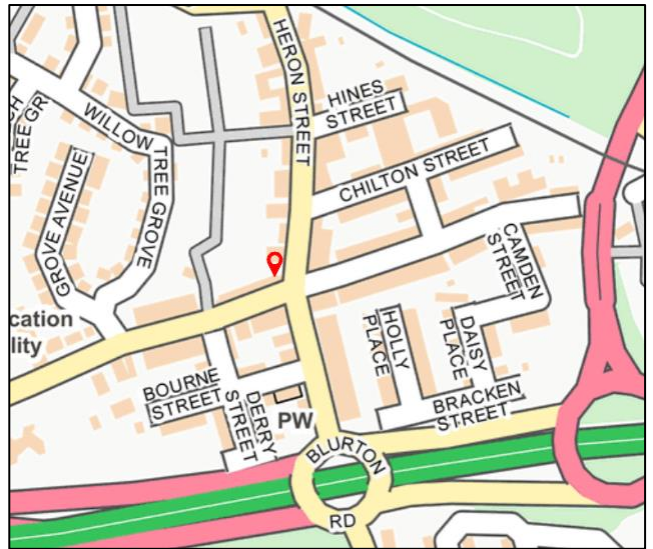
ANTI MONEY LAUNDERING REGULATIONS

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.



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STOKE-ON-TRENT, ST3 3AR



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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