

RORY MACK

ASSOCIATES



**4A BRIDGEWOOD STREET
LONGTON, STOKE-ON-TRENT
ST3 1HW**

**FOR SALE:
£99,500**

- Steel frame workshop close to Longton town centre
- Includes mezzanine for storage or office use
- Ground floor NIA: 955 sq ft plus the same on the 1st floor
- 3 phase electricity and electric roller shutter
- EPC – E (116)



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GENERAL DESCRIPTION

A steel framed unit with rendered brick and block elevations supporting a pitched roof located on Bridgewood Street off Uttoxeter Road, Longton. The building forms part of a row of similar properties and has drop kerb access to the front. The unit has an electric roller shutter providing vehicle access and would suit storage, light manufacturing or vehicle maintenance use. The first-floor mezzanine provides additional storage or office space although it could easily be removed to provide extra height for the ground floor.

LOCATION

The building has frontage to Bridgewood Street and is approx. 100 yards from Longton town centre and 0.6 miles to the eastbound junction of the A50 travelling towards Uttoxeter. Longton is easily accessible from the M6, A500 and A50.

SERVICES

Mains electric (3-Phase 80 Amp), water and drainage are connected. Gas is connected to the unit although capped off. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

TENURE

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

BUSINESS RATES

Rateable Value: £6,400

Rates Payable: £3,193.60 pa (23/24)

Note: if you qualify for small business rates relief you should be entitled to a 100% rate exemption.

ACCOMMODATION

Ground floor

Warehouse	955 sq ft
WC	40 sq ft
Total GIA:	995 sq ft

First floor

Mezzanine	955 sq ft
WC	40 sq ft

ANTI MONEY LAUNDERING REGULATIONS

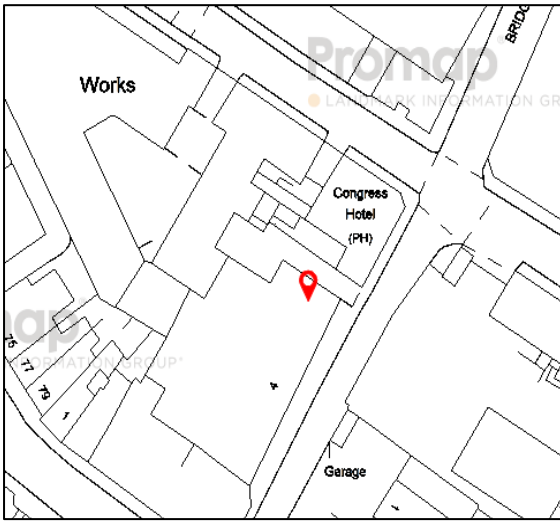
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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LONGTON, STOKE-ON-TRENT

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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