

RORY MACK

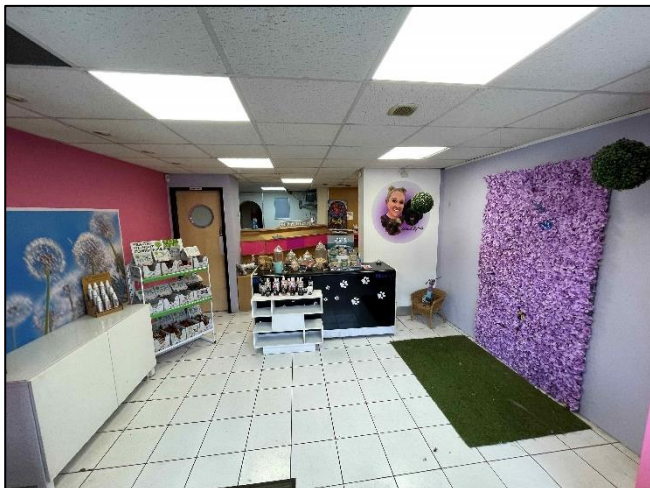
ASSOCIATES



692-694 London Road, Oakhill, Stoke-on-Trent, Staffordshire, ST4 5BA

**FOR SALE
£175,000**

- Retail premises with separately accessed 2 bedroom apartment above
- Prominently located on busy main road
- Car park for 5 vehicles to rear
- Ground floor can easily be split into two separate units
- EPC: TBC



**692-694 London Road
Oakhill
Stoke-on-Trent
ST4 5BA**

GENERAL DESCRIPTION

A well presented double fronted retail premises, formerly arranged as two separate units together with a separately accessed two bedroom flat above. The ground floor briefly comprises a 644 sq ft sales area to the rear of which is a kitchen and two toilets and was previously arranged as two separate units. The retail area benefits from air conditioning, suspended ceiling and UPVC windows. The first floor flat is accessed via a steel staircase to the rear and briefly comprises a landing area leading to the lounge, two double bedrooms, kitchen and bathroom and benefits from gas central heating. At the rear of the building is a secure car park for around five cars.

LOCATION

The property is prominently located on London Road at its junction with Wolseley Road and benefits from 26 feet roadside frontage in a predominantly residential area and close to a range of other retail outlets. The property is in close proximity to Royal Stoke University Hospital and easy access to the A500, A34 and M6 motorway. Stoke town centre is less than one mile away.

SERVICES

All main services are connected. Air conditioning units installed on the ground floor. 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 £7,000
Rates payable £3,493 pa (23/24)

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

ACCOMMODATION

Ground floor

Sales area 644 sq ft
Kitchen/store 120 sq ft
2 x WC's --
NIA 764 sq ft

First floor

Lounge 159 sq ft
Bedroom 144 sq ft
Bedroom 152 sq ft
Kitchen 79 sq ft
Bathroom --
NIA 534 sq ft
Total NIA 1,298 sq ft

EPC

TBC

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.



**692-694 London Road
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