



1 Market Street
Longton



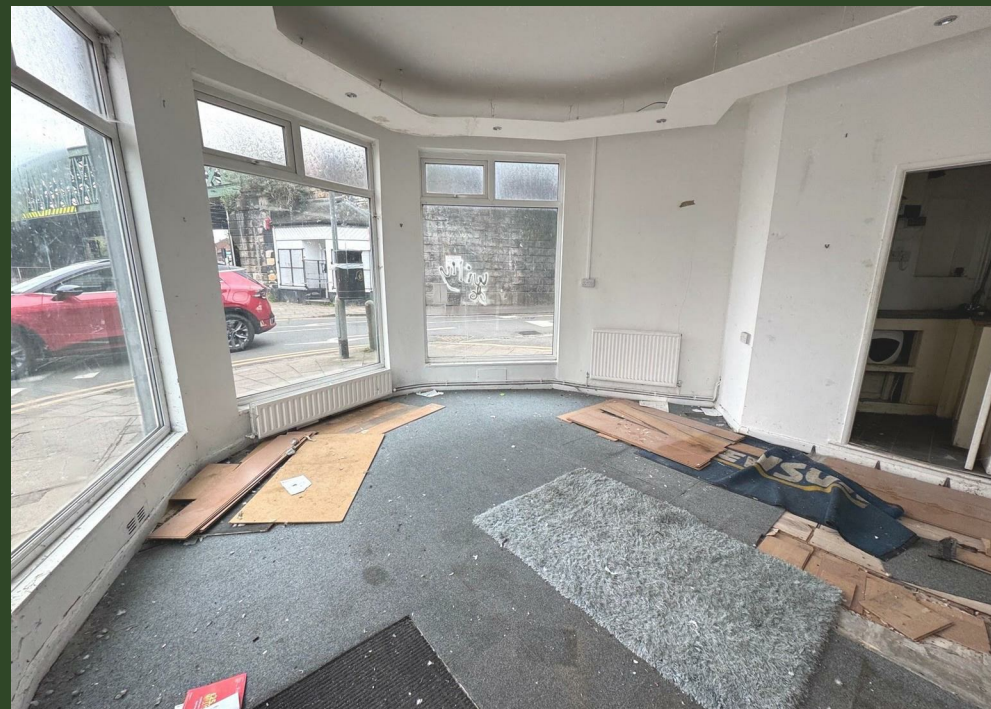
Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

1 Market Street

Longton
Staffordshire
ST3 1BE

FOR SALE BY PUBLIC AUCTION ON MONDAY 21st JULY 2025 AT THE AGRICUTURAL CENTRE, BAKEWELL,
DE45 1AH

- * Two storey commercial premises occupying a prominent corner position within Longton town centre, enjoying good road frontage.
- * The property enjoys good footfall and is a stones throw away from the busy "Strand" high street.
- * The accommodation is arranged over two floors with shop front / trading area and kitchen on the ground floor and three office rooms and W.c to the first floor.
- * Offered For Sale with No Upward Chain involved.



Price Guide £45,000



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C



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Shop Front / Trading Area

Radiator x 2. Stairs off.

Kitchen Area

First floor

Office 18'2" x 12'6" (5.56 x 3.83)

office 9'6" x 15'8" (2.90 x 4.80)

Office 7'3" x 8'5" (2.23 x 2.59)

Office 9'9" x 6'8" (2.98 x 2.05)

W.c

W.c.

Agents Notes B&H Sales

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

Conditions Of Sale

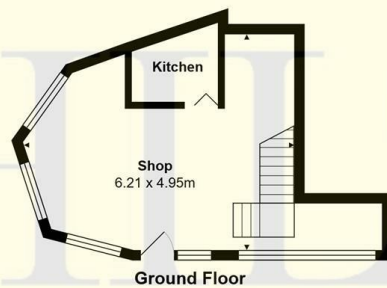
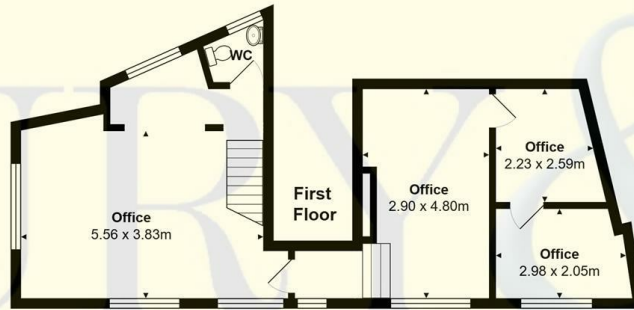
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Deposits and Completion

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Method of Sale Auction

The property is offered by Public Auction at 3.00pm on Monday 25th July 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.



Total Area: 85.9 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Money Laundering Regulations 2017

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Vendors Solicitors

Clyde, Chappell & Botham
97-99 Weston Road
Stoke on Trent
ST3 6AJ

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6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



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Ashbourne	01335 342201
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