

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



Clarence Road, Longton, Stoke on Trent, ST3 1AZ

£85,000

- An Attractive Option For Businesses
 - Reception Area
 - Cloaks/Wc
 - UPVC Double Glazing
- Variety Of Uses
 - Two Offices
 - Electric Roller Shutter
 - Parking Available At The Front

An investment opportunity with a variety of uses.

Available to purchase is this former garage which has been most recently used as office space.

A UPVC front door and window is located behind the electric roller shutter and inside partition walls have created a porch, a reception area and two further office rooms. There is a kitchen area and private WC.

The area of the garage extends to approximately 620 square feet whilst there is parking available at the front.

Overall, this office building offers a comprehensive package of space, amenities, and security, making it an attractive option for businesses seeking a functional and well-equipped workspace.

For more information contact us.



ENTRANCE PORCH

Electric roller shutter. UPVC front doors. Fitted carpet.

MAIN ROOM/RECEPTION AREA

19'2 x 17'1 (5.84m x 5.21m)

Fitted carpet. UPVC double glazed windows.

KITCHEN AREA

Fitted wall and base units. Sink.

MEETING ROOM ONE

13'7 x 6'5 (4.14m x 1.96m)

Fitted carpet. UPVC double glazed windows.

MEETING ROOM TWO

14'6 x 7'2 (4.42m x 2.18m)

Fitted carpet. UPVC double glazed window.

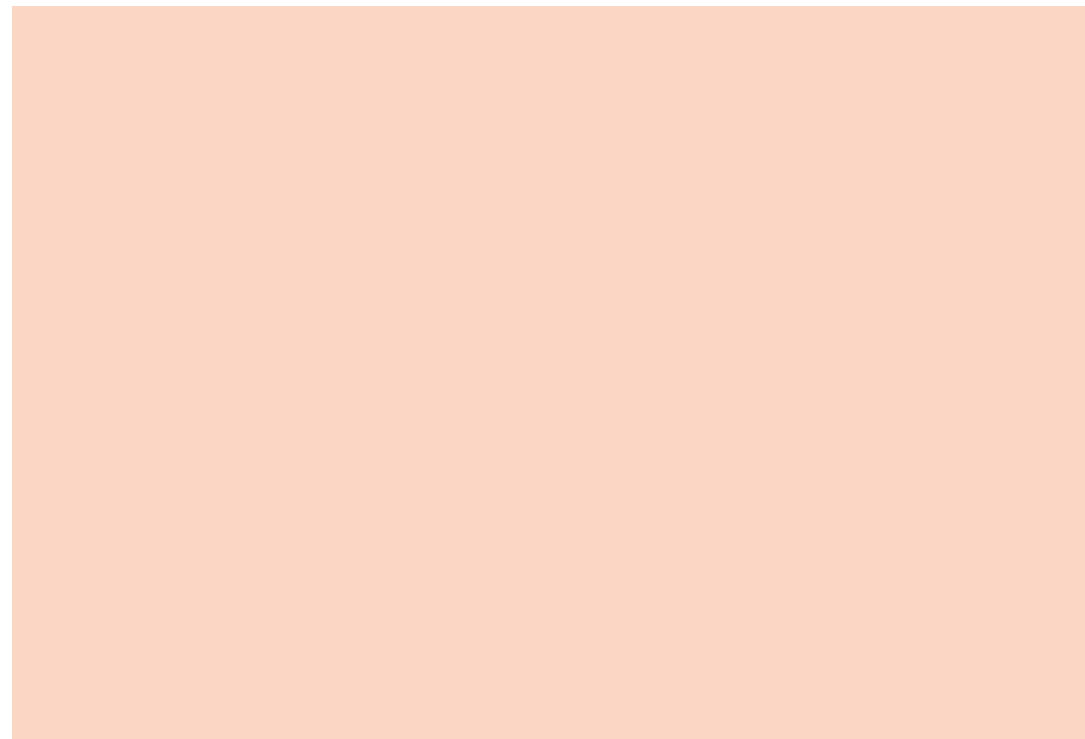
CLOAKS/WC

Vinyl flooring. UPVC double glazed window. Wash basin and wc.

OUTSIDE

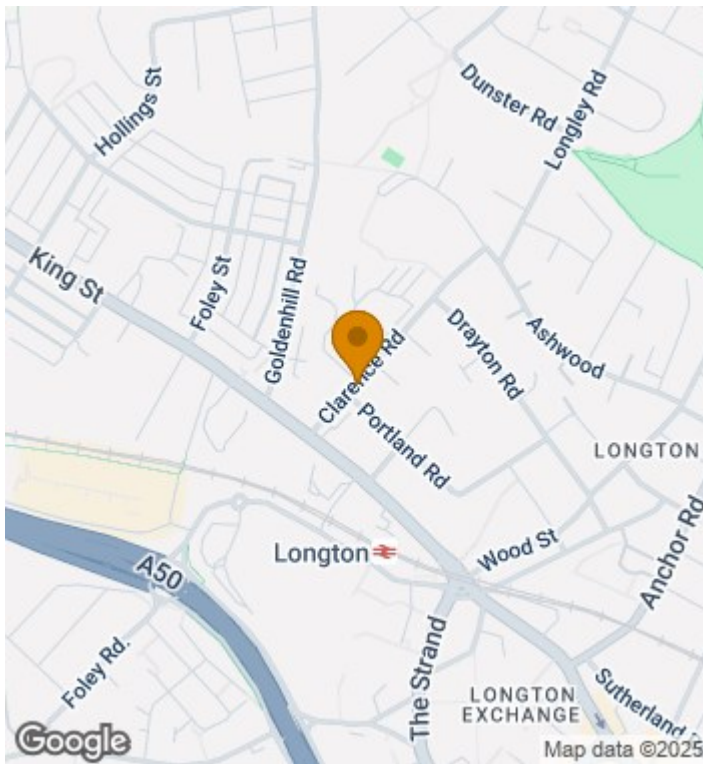
Gated concrete parking area for approximately two small vehicles.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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