

FOR SALE

**195-197 MEIR ROAD
STOKE-ON-TRENT, ST3 7JF**



FORMER BRITISH LEGION & CAR PARK

4,543 sq ft (422.06 sq m) (Approx. Total Gross Internal Area)

- FORMER PUB WITH LARGE FLAT ABOVE
- CAR PARK WITH DEVELOPMENT POTENTIAL (STP)
- BUILDING SUITABLE FOR A VARIETY OF USES (STP)
- CLOSE TO A50

LOCATION

The property is situated in Normacot which is approx. 0.7 mile from Meir Town Centre. Meir Town Centre is located on the A50. The A50 connects to the M6 to the West and the A500 the expressway through Stoke. The property is situated on Meir Road, the area is predominantly surrounded by residential and Alexandra Junior School opposite.

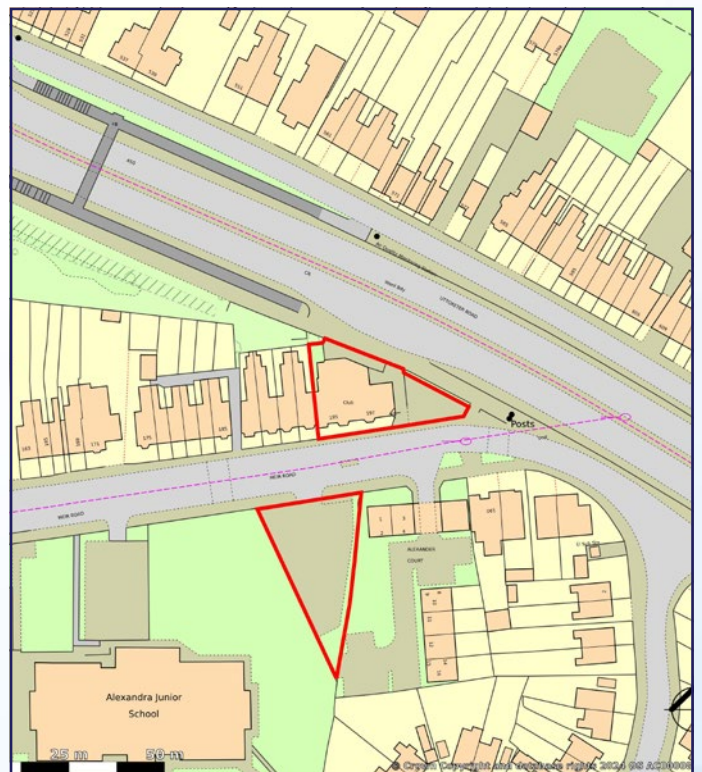
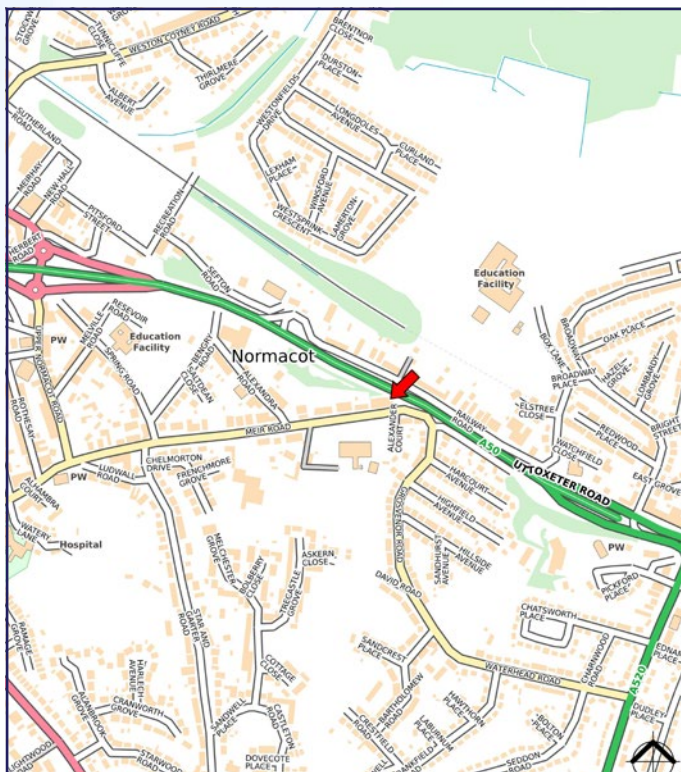
POSTCODE: ST3 7JF



DESCRIPTION

Originally constructed as residential properties, the premises now comprise of a ground floor bar and function room, with toilets to the rear of the property. Through the bar area is a basement which has two rooms and has been used for storage. The property benefits from having two front doors and a car park to the side of the premises. On the first floor is a large self-contained residential apartment, with two bedrooms, a large kitchen, dinning room and a bathroom. The residential flat is in need of modernisation.

In addition to the adjoining side car, the property benefits from a second large car park on the opposite side of the road with space for approx. 20 cars.



For Identification Purposes Only



ACCOMMODATION

	SQ M	SQ FT
Ground Floor	257.69	2,773
Cellar	41.63	448
First Floor	122.73	1,321
TOTAL Approx. Gross Internal Area	422.06	4,543

The car park extends to approx. 0.165 acres (0.067 ha)

RATEABLE VALUE

The property has a rateable value of £7,300 (2023 Listing).

EPC

EPC Rating (C) 61

TENURE

The site is available by way of a freehold sale.

PRICE

Offers over £150,000 exclusive of VAT.



VAT

All prices are quoted exclusive of VAT.

SERVICES

Electricity, water and drainage services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

ANTI MONEY LAUNDERING

The Anti Money Laundering regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1250 Date: 08/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

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