



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Old Telephone Exchange Congleton Road, Stoke-On-Trent, ST7 3SZ

£650 Per Calendar Month

COMMERCIAL PROPERTY TO LET

The Old Telephone Exchange at Congleton Road (A34), Scholar Green, ST7 3SZ

- Suitable for a variety of uses
- Prominent Location off Congleton Road
 - Off road parking
- Security Shutters to Windows and Doors

Situation and Directions

What3Words Location Code:

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From Leek, follow the A523 towards Rudyard, at the junction by the church, turn right on to the A527 Biddulph Road. At the roundabout go straight on to Mountbatten Way, go straight on at the second roundabout and then turn left at the junction on to Clayton Bypass. Go straight on over the next three roundabouts and continue along the A34 Congleton Road. The property will be found on the left hand side, just after the garden centre.

Description

Accommodation Comprises

Front door into entrance room.

Entrance 10'7" x 12'10" (3.24 x 3.93)

With windows to the side, stairs off and radiator.

Main Room 18'6" x 12'7" (5.66 x 3.86)

With door to outside, radiator and window to the front.

Kitchen 10'9" x 10'9" (3.28 x 3.29)

The kitchen area has a selection of base units with sink, window to the side, carpet and electric heater.

Separate W.C

With lavatory and wash hand basin.

Stairs to First Floor

Store Room / Office 30'0" x 12'7" (9.15 x 3.85)

with skylight windows and eaves storage.

Services

The property has mains water and electricity connected with septic tank drainage to the rear of the property.

There is parking available at the front of the property.

Local Authority

Terms

The property is available for immediate occupations with flexible terms.

Viewings

By prior arrangement through Graham Watkins & Co.

Identification

TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your

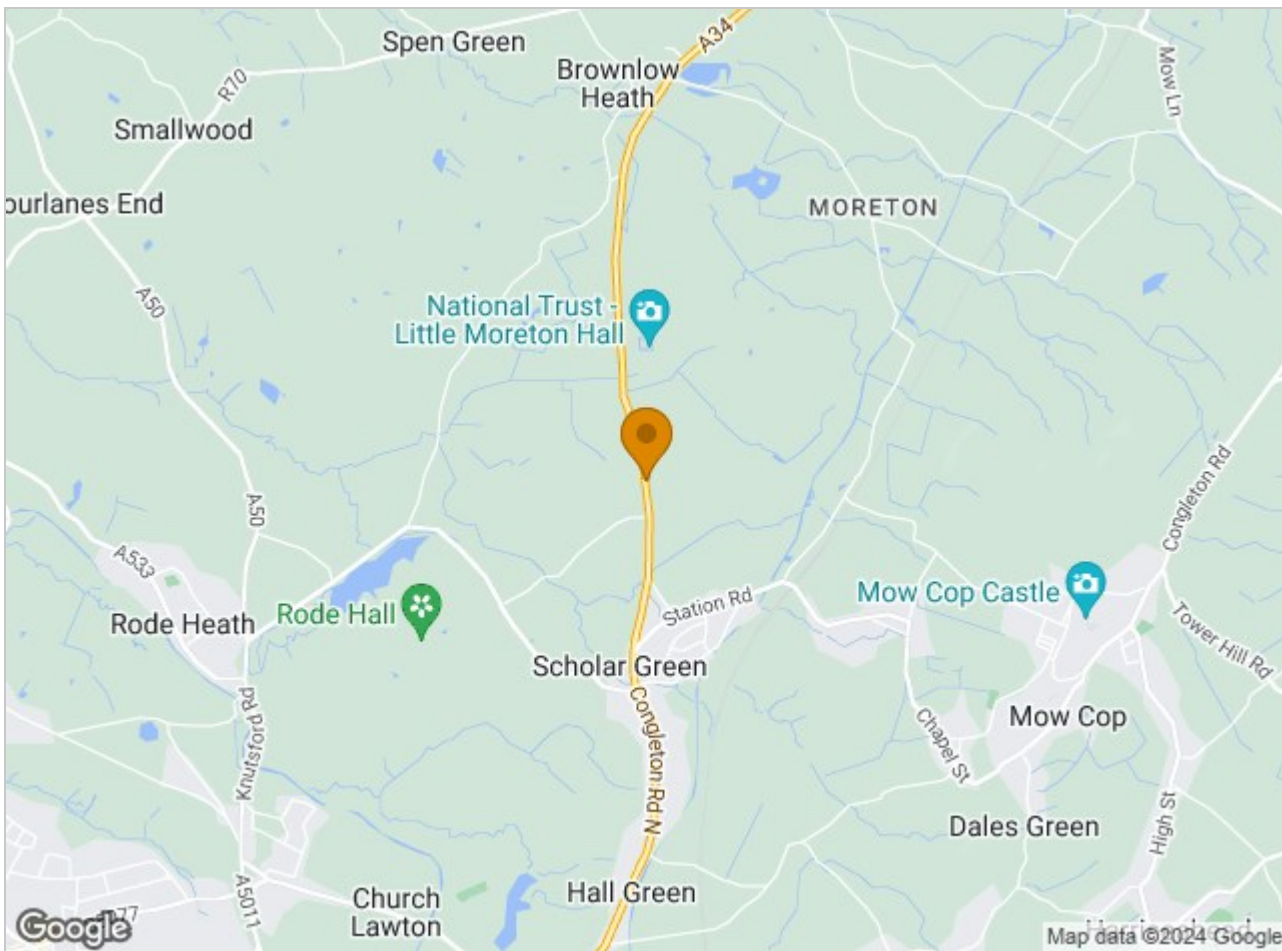
Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The lessor is advised to obtain verification from their Solicitor or Surveyor.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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