

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PRIVATE TREATY



2 STOREY COMMERCIAL PREMISES EXTENDING TO 184m² OR 1,980ft² OVER 2 FLOORS
370A Ruxley Road, Bucknall, Stoke on Trent, ST2 9BA
OFFERS IN THE REGION OF £180,000

Directions

The property is situated off Werrington Road, Bucknall by turning left onto Ruxley Road just past Chapel Street which is on the right as indicated by the agents 'For Sale' board. The location is shown on the attached land registry plan.

What3Words Location Code: ///served.trying.left

Description

The property comprises a brick and tiled two storey semi detached commercial property formally used for meat wholesale processing. The property has good road frontage to Ruxley Road, enjoying a prominent location comprising the following accommodation:-

Roller Shutter Entrance Door – Approx 1.5m in width

With double entrance doors

Room Number 1 – 3.29m x 5.48m

With concrete floor

Small Lobby – 3.65m x 3.15m

Sectional Fridge Freezer Room – 3.38m x 1.87m

Which could be removed if required

Fridge Freezer Room – 5.31m x 4.26m

Which again could be removed if required.

Passage leading to a Loading Bay – 3.34m x 5.43m

With roller shutter door to Ruxley Road

Wooden Staircase leading to Open Plan First Floor – 5.51m x 16.69m approx

With PVC windows to Ruxley Road and a further PVC window to the end elevation

Services

We understand that property connected to mains water and three phase electricity. Drainage is not currently connected but easily available. Mains gas has previously been connected.

- **Ideally Situated, Close to Local Amenities**
- **Commercial Property Over Two Floors**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

All statements do not constitute any part of, an offer of a contract;

All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;

The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Land Registry Title

We understand that the land is registered on the land registry under title number SF450794.

Tenure and Possession

The land is held freehold and vacant possession will be given upon completion.

Local Authority

The local authority is Stoke on Trent City Council. It is considered the property may potential for alternative uses and interested parties should make their own enquiries of the Local Authority in respect of planning or other relevant matters.

Rateable Value

We understand that the current rateable value is £4,200 per annum.

Viewings

By prior arrangement through Graham Watkins & Co.

Mapping

The plans provided in these particulars are indicative and for identification purposes.

Wayleaves & Easements

The land is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

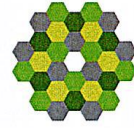
Thinking of Moving

If you have a property tyou are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward.

Land Registry Plan

HM Land Registry
Official copy of
title plan

Title number **SF450794**
Ordnance Survey map reference **SJ9047NE**
Scale **1:1250**
Administrative area **Stoke-on-Trent**



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