

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



262 Werrington Road, Bucknall, Stoke on Trent, ST2 9AU

Auction Guide

£25,000



■ A SHOP FOR SALE!

■ FOR SALE BY AUCTION ON MON 13th OCT 1PM UNTIL TUES 14th OCT 1PM

■ OPEN HOUSE EVENT 25TH SEPTEMBER 3.30PM to 4.00PM

■ OPEN HOUSE EVENT 2ND OCTOBER 3.30PM to 4.00PM

■ Ground floor commercial Unit for Sale by Auction.

■ Estimated rental of £4,500 PA

■ tiered retail area, rear kitchen, storage room & W.C

■ TOTAL FLOOR AREA –27.06 Sq.m (291Sq.ft)

SHOP FOR SALE BY AUCTION ON MONDAY 13th OCTOBER AT 1PM UNTIL TUESDAY 14th OCTOBER 1PM.

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IF YOU ARE ATTENDING AN OPEN HOUSE YOU WILL NEED TO CONFIRM AND CAN BE ALLOCATED A VIEWING SLOT IF APPLICANTS DO NOT CONFIRM THE OPEN HOUSE WILL NOT BE ATTENDED BOOK YOUR VIEWING BY EMAIL, PHONE OR THE AUCTION HOUSE WEBSITE

Ground floor commercial Unit for Sale by Auction.

Previously used as Barbers.

Estimated rental of £4,500 PA.

For more information contact us.





## ACCOMMODATION

The property features a tiered retail area, rear kitchen, storage room, and W.C., making it ideal for a variety of retail or service uses (STP)

Retail space –21.59 Sq.m(232 Sq.ft)

Storage space–0.89Sq.m(10Sq.ft)

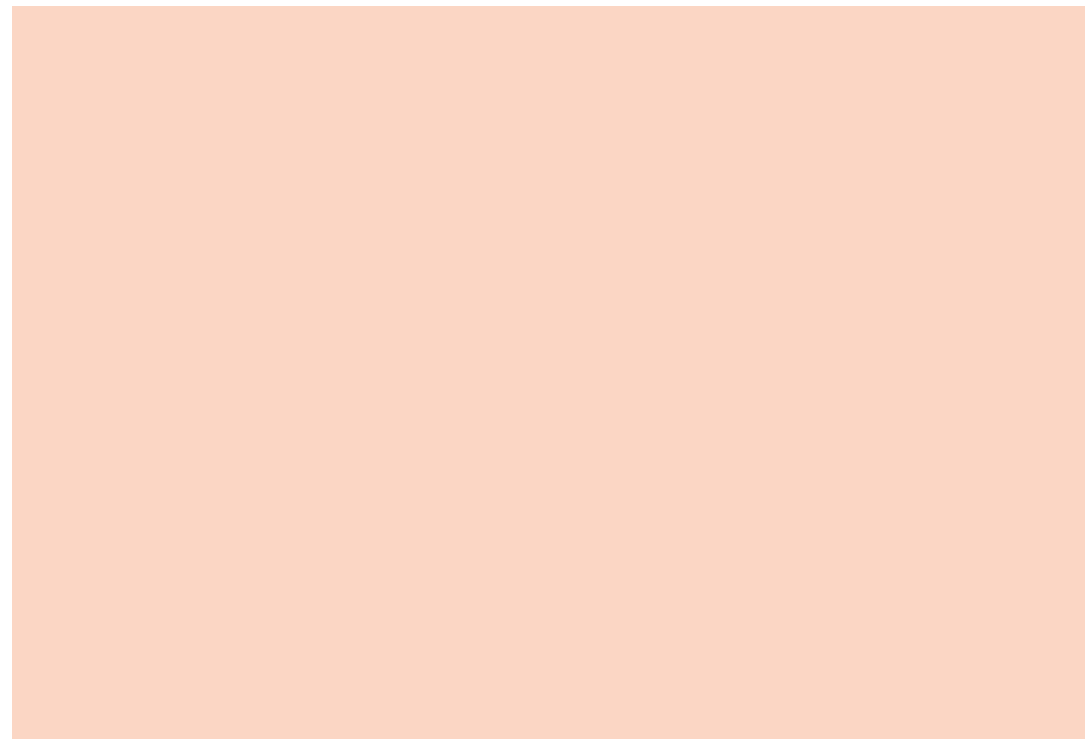
Kitchen space –4.58 Sq.m(49 Sq. ft)

TOTAL FLOOR AREA –27.06 Sq.m(291Sq.ft)

## LOCATION

The property is situated on Werrington Road. Hanley town centre is approximately 1 mile to the West of the subject property. The A500 Dual Carriageway is conveniently located nearby which provides efficient access to the M6.





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