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Letting and Management Specialists



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

Auction Guide £25,000

- A SHOP FOR SALE!
- OPEN HOUSE EVENT 25TH SEPTEMBER 3.30PM to 4.00PM
 - Ground floor commercial Unit for Sale by Auction.
 - tiered retail area, rear kitchen, storage room & W.C
- FOR SALE BY AUCTION ON MON 13th OCT 1PM UNTIL TUES 14th OCT 1PM
 - OPEN HOUSE EVENT 2ND OCTOBER 3.30PM to 4.00PM
 - Estimated rental of £4.500 PA
 - 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.

OPEN HOUSE EVENT 25TH SEPTEMBER 3.30PM to 4.00PM

OPEN HOUSE EVENT 2ND OCTOBER 3.30PM to 4.00PM

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)

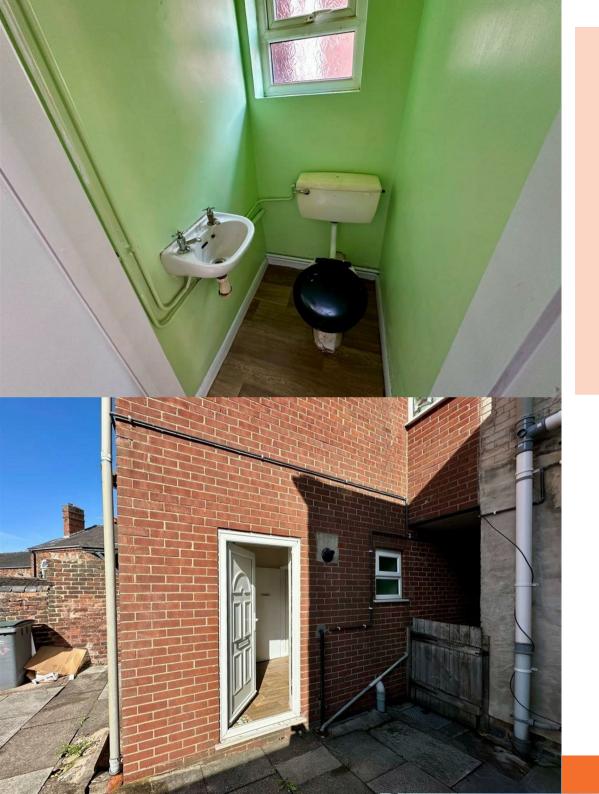
Retail space –21.59 Sq.m(232 Sq.ft) Storage space–0.89Sq.m(10Sq.ft) Kitchen space –4.58 Sq.m(49 Sq. ft)

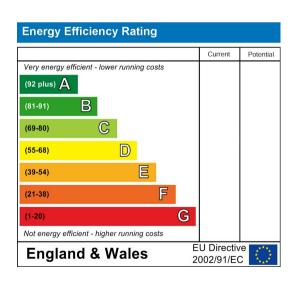
TOTAL FLOOR AREA -27.06 Sq.m(291Sq.ft)

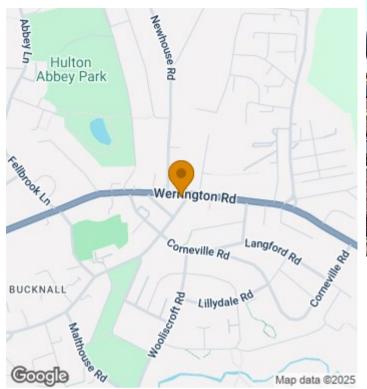
LOCATION

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.



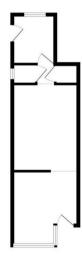








GROUND FLOOR sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 317 sq.ft. (29.5 sq.m.) approx.

While every attempt has been ruske to ensure the accuracy of the footplan contained fiver, measurement of doors, medium, croims and any open densure are approximate and on responsiblely in blank for any consistor or non-statement. This plan in for distalline purposes only and should be used as such by any prospective purchises. The service, inspires and applicance shows have not been instead and no passion.

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

