

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



Parkhall Works Sutherland Road, Longton, Stoke-On-Trent, ST3 1HJ

Auction Guide

£170,000

- CURRENT 2 STOREY COMMERCIAL UNIT
- Potential To Split Into Multiple Commercial Units...
- OR Obtain Planning To Convert To Residential.
- Yard Included In The Sale
- FOR SALE VIA ONLINE AUCTION ON MON 19th JAN AT 1PM UNTIL TUES 20th JAN 1PM.
- Development Potential For Builder/Developer or Investor
- Total of 3,942 sq ft.
- Contact For Viewings

CURRENT 2 STOREY COMMERCIAL UNIT
FOR SALE VIA ONLINE AUCTION ON MONDAY 19th
JANUARY AT 1PM UNTIL TUESDAY 20th JANUARY
1PM.

CONTACT FOR VIEWINGS

We welcome this Commercial Unit on the Parkhall
Works Site in Longton Town Centre.

Potential to split into multiple commercial units or obtain
planning to convert to residential.

Development potential perfect for builder/developer or
Investor looking to add to their portfolio.

For more information call or e-mail us.



2 Story Commercial Unit

Great opportunity to add value and multiple units.

2,415 sq ft with an additional 1,527 sq ft at first floor, giving a total of 3,942 sq ft.

Yard included in the sale.

New roof in 2010

Gas supply

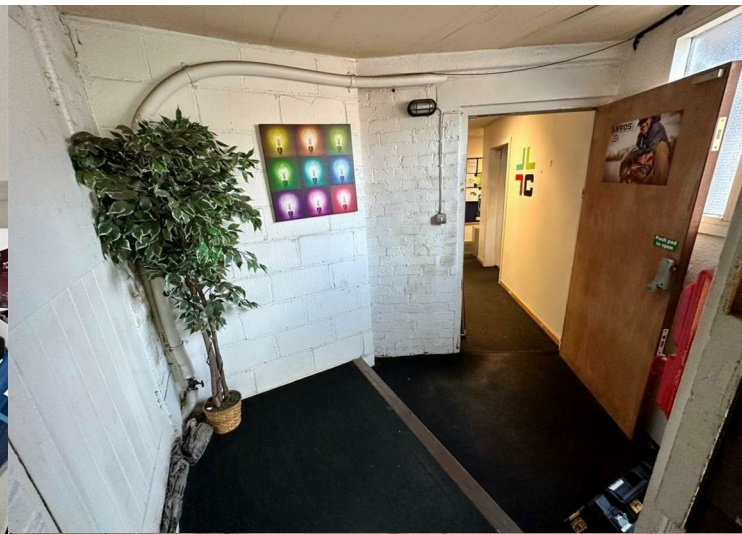
Water supply

3 phase electric

Central heating

Solid concrete load bearing floors

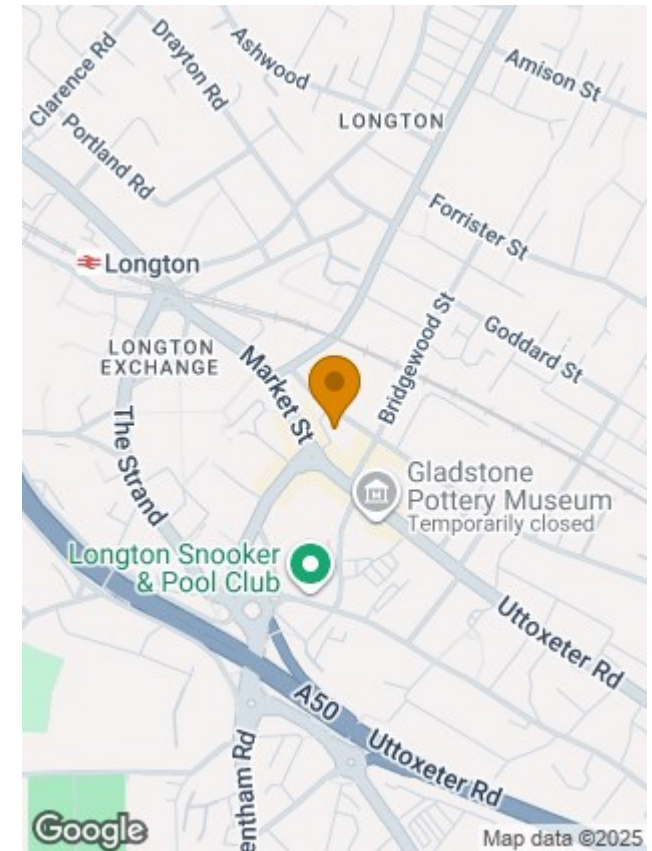
Exempt from business rates

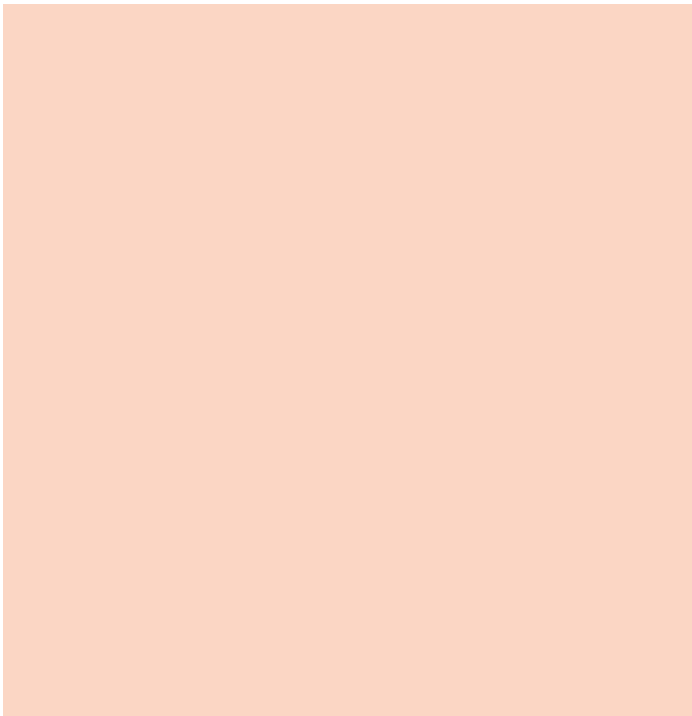




Energy Efficiency Rating

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





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

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