

# 38 Yeaman Street, Stoke on Trent ST4 4AP

## FOR SALE



- Industrial Premises with first floor offices
- Roof void storage
- GIA 7,637 sq.ft.
- Would suit sub division
- Good access A500 via Campbell Road
- Price : £295,000

Contact :

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**Louis Taylor**

## DESCRIPTION

A single storey industrial premises with six adjoining and interconnecting bays. The property is approximately 60 years old and may offer the opportunity to modernise and sub-divide into smaller units.

There is gas and three phase electricity.

The unit provides a good opportunity for an owner occupier to use or sublet.

## LOCATION

Yeaman Street is situated in the centre of Stoke and has good access via Campbell Road to the A500, A50 and M6 Motorway.

## PLANNING

We recommend that all interested parties make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised.

## ACCOMMODATION

	Sq.m	Sq.ft.
<b>Ground Floor :</b>		
Production Area, Loading and Mess Room	535.75	5,767
Lockers and toilet	10.23	110
Store	12.70	137
<b>First Floor:</b>		
Two Offices	38.18	410
Roof Void Storage	112.71	1,213
<b>TOTAL GIA</b>	<b>709.57</b>	<b>7,637</b>

## SERVICES

Mains gas, electricity and mains water are connected but have not been tested.

## ENERGY PERFORMANCE CERTIFICATE

Rating : G < 166

## ASSESSMENT

Enquiries to the Valuation Office confirm the property is assessed as follows:-

Rateable Value £19,000 as of the 1st of April 2023.

We recommend interested parties make their own enquiries with the VOA to satisfy themselves.

## TENURE

Freehold

## PRICE

£295,000

## COSTS

Each party will be responsible for their own legal costs.

## VAT

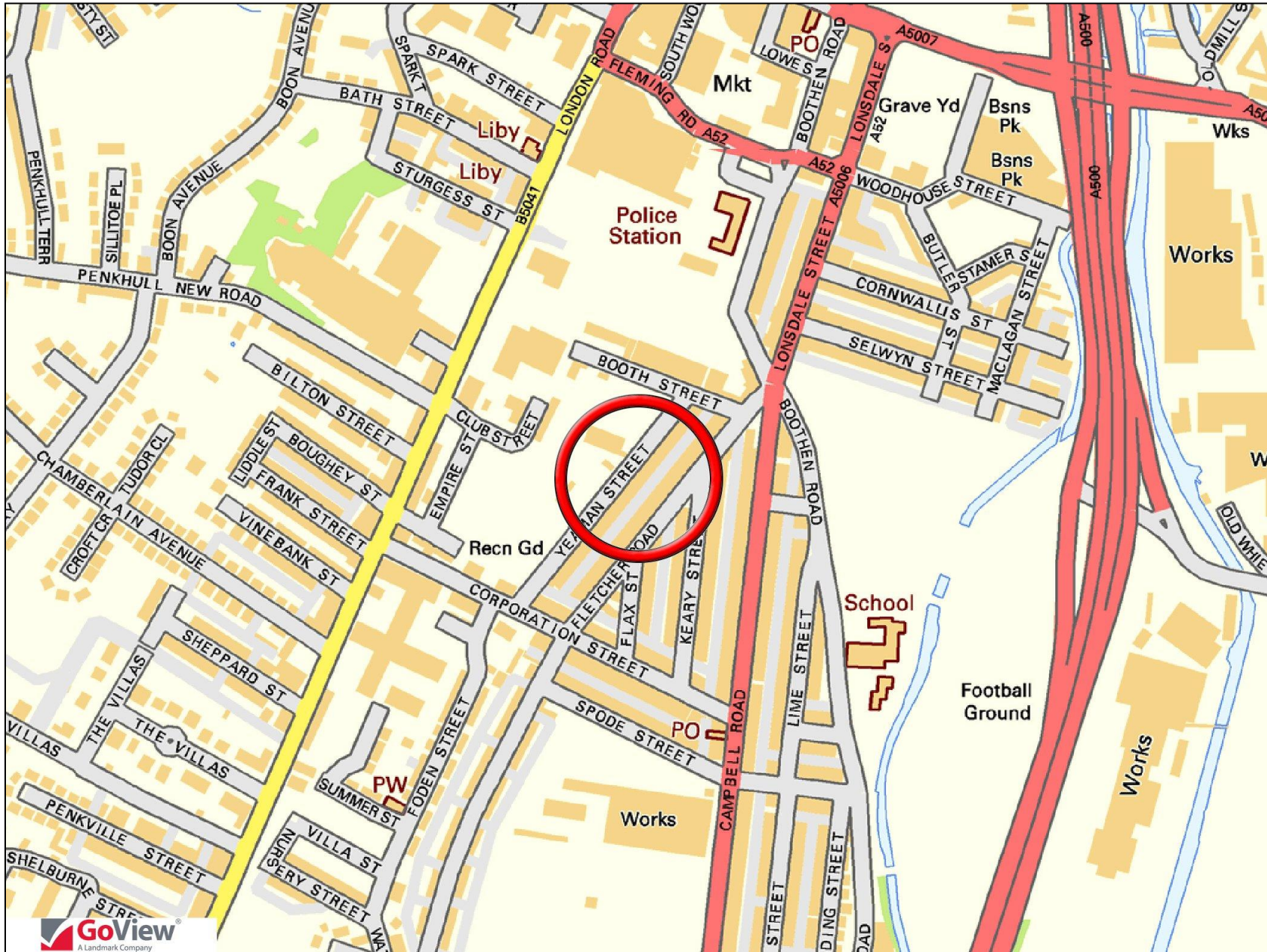
VAT is not payable on the purchase price

## VIEWING

By arrangement with Louis Taylor Commercial 01782 260222

Simon Palmer - [splamer@louis-taylor.co.uk](mailto:splamer@louis-taylor.co.uk)





**Louis Taylor Limited, The Estate Office, 5 King Street, Newcastle, Staffs ST5 1EN**

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