



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Parnham Tractors Ltd Leek Road
Waterhouses, Stoke-On-Trent, ST10 3HS

Offers In The Region Of £450,000

Parnham Tractors Ltd Leek Road

Waterhouses, Stoke-On-Trent, ST10 3HS

COMMERCIAL PROPERTY FOR SALE BY PRIVATE TREATY

The property extends a total of 0.59 acres or 2370 square meters or thereabouts including with approximately 570 square meters of shed space and the remaining being hardstanding yard space surrounding.

The shed space offers covered working space with a concrete floor, allowing for a multitude of potential uses. Currently the space offers a workshop, offices, a small kitchen and toilets.

The plot is situated in a prominent position being located directly on the Leek to Ashbourne Road approximately 7 miles from either town offering fantastic road frontage and good commuting links.

Directions

From our office in Leek, head east on the Ashbourne Road (A523). Follow this road for approximately 7 miles and the property is the second turning on the left once entering Waterhouses as signposted by our 'For Sale' board.

Situation

The property is located in Waterhouses on the main road between Leek and Ashbourne approximately 7 miles away from either town.



Main Building

58'6" x 73'2" (17.85m x 22.32m)

Block and sheeted building with concrete flooring. The area includes: -

Two offices with carpet flooring and windows to the front

An office porta cabin

A kitchen with a tiled floor and sink with drainage basin approximately.

Two toilets and a communal sink with two frosted windows

A wooden store office and store rooms

Adjoining Workshop

58'11" x 19'9" (17.96m x 6.03m)

Block and sheeted lean to formerly used as a workshop with concrete flooring and both a machinery door and pedestrian door to the side.

Workshop Office

11'5" x 6'0" (3.49m x 1.84m)

Attached to the workshop building is a small office with concrete flooring and a window and door to the workshop.

Area

The property extends a total of 0.59 acres or 2370 square meters or thereabouts including with approximately 570 square meters of shed space and the remaining being hardstanding yard space surrounding.

Services

We understand that all mains services are connected to the property

Rateable Value

We understand that the rateable value for this property is £19,250.



Local Authorities

The local authorities are Staffordshire Moorlands District Council and Staffordshire County Council

Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

Measurments

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Tenure and Possession

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

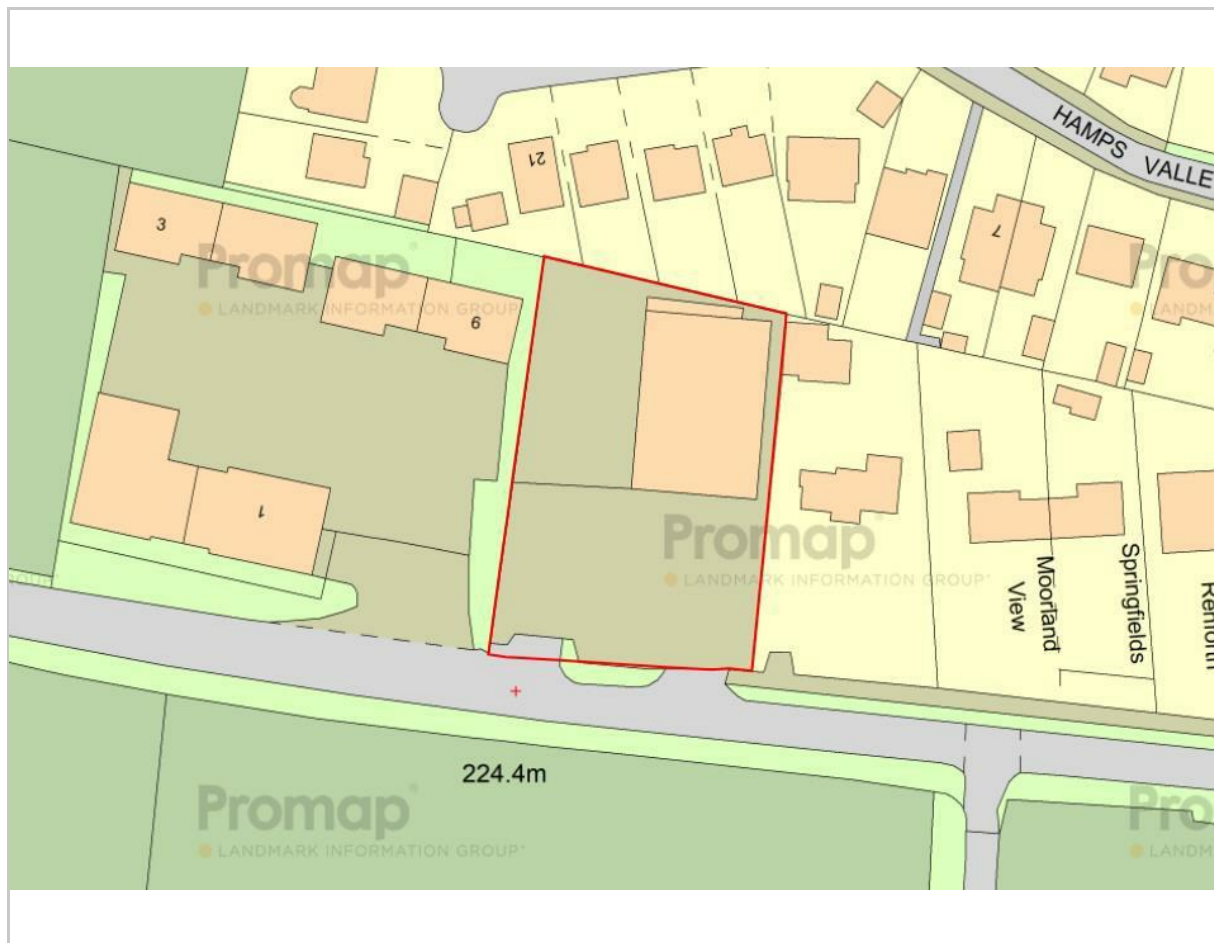
Viewings

By prior arrangement through Graham Watkins & Co.

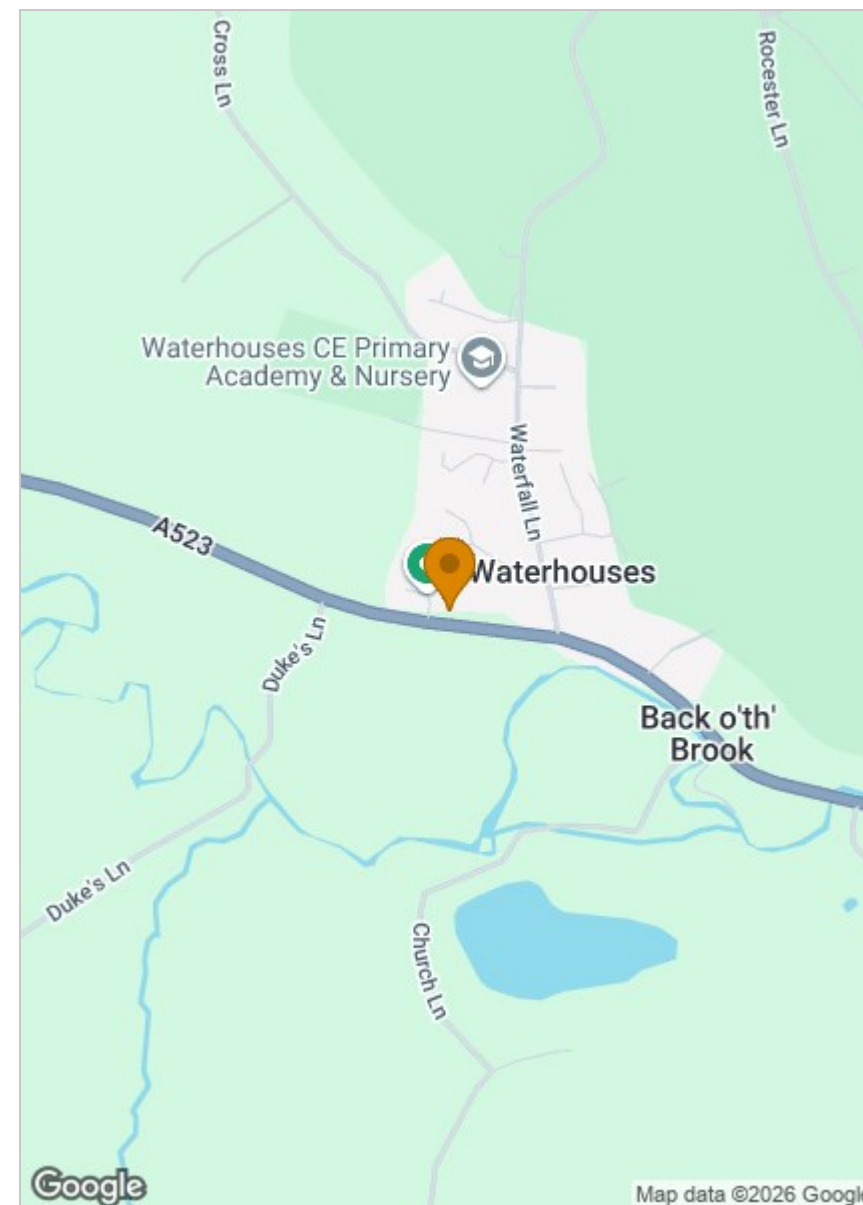
Wayleaves & Easements

The property 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, quasi easements 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.

Plan



Area Map



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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