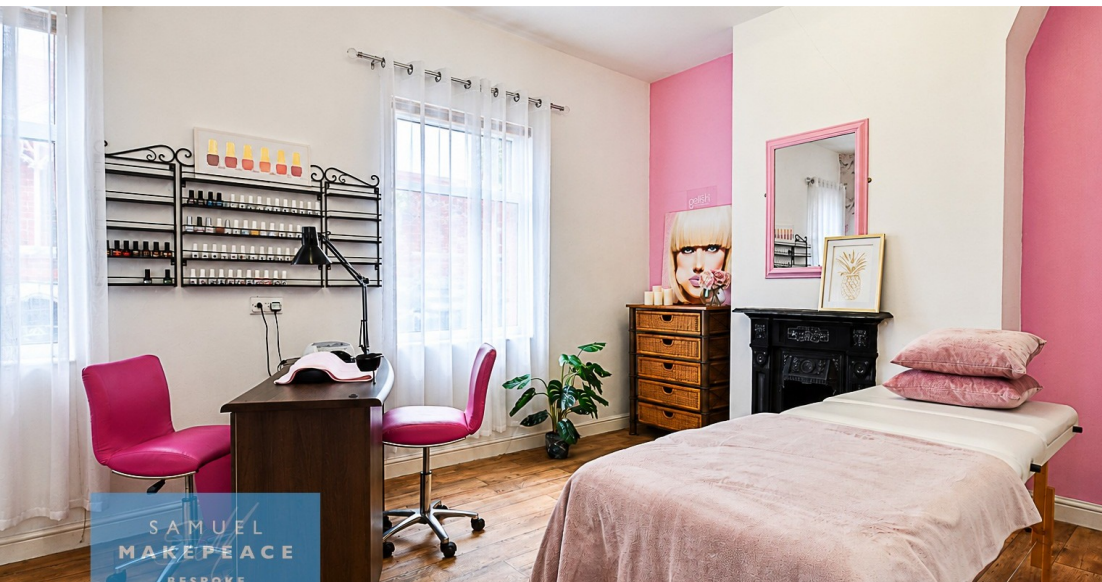
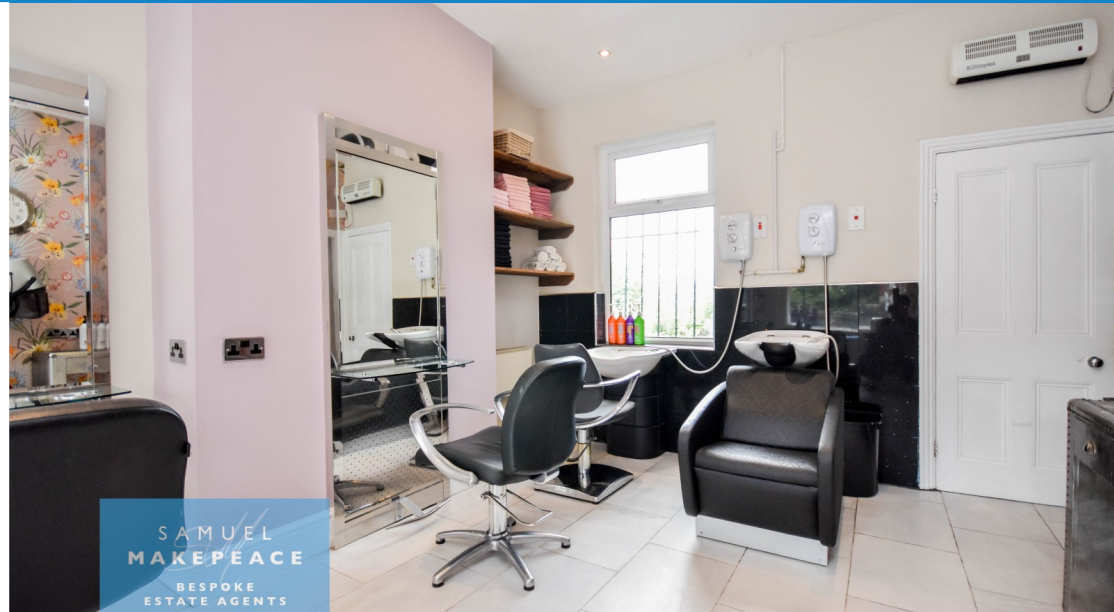






- PRIME TOWN CENTRE LOCATION
- VISIBLE FROM BUSY TRAFFIC LIGHTS
- SPACIOUS SHOP with LARGE WINDOW
- GOOD SIZED KITCHEN
- TWO ROOMS TO FIRST FLOOR
- LARGE WC
- BEEN USED A SALON
- WOULD SUITE MANY USES
- SOUGHT AFTER LOCATION
- CONTACT SAMUEL MAKEPEACE



Samuel Makepeace Bespoke Estate Agents are pleased to offer for sale this versatile commercial building situated on The Avenue, Kidsgrove in Stoke-on-Trent. The property provides a practical layout arranged over two floors, with useful ancillary space, a kitchen, first-floor rooms and external yard space with storage buildings to the rear.

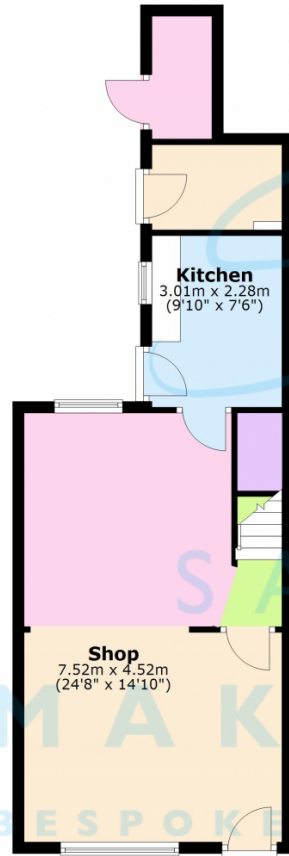
The ground floor comprises a shop area, kitchen and under-stairs storage, offering a flexible space suitable for a variety of commercial uses, subject to any necessary consents. The accommodation continues to the first floor where there is a landing, two further rooms and a WC, providing additional office, treatment, storage or staff space depending on the requirements of the occupier.

Externally, the property benefits from a rear yard with storage buildings, adding further practicality for businesses requiring outside space, stock storage or general op

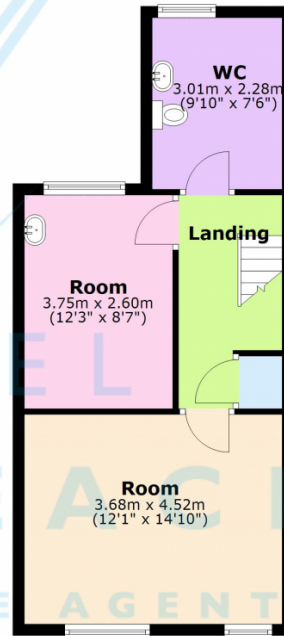
Disclaimer: These particulars have been prepared in good faith by Samuel Makepeace Bespoke Estate Agents for general marketing purposes only. They do not constitute, nor form part of, any offer or contract. All descriptions, measurements, floor areas, room details, business rates information, planning/use class information and any other details are provided as a guide only and should not be relied upon as statements of fact. Interested parties must make their own enquiries and satisfy themselves as to the accuracy of all information, including business rates, planning permissions, condition, services, fixtures, fittings and suitability for their intended use. Samuel Makepeace Bespoke Estate Agents, their employees and representatives accept no liability for any loss or damage arising from reliance on these particulars.



Ground Floor



First Floor



Total area: approx. 88.2 sq. metres (949.7 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself.
Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this.
Plan produced using PlanUp.



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