

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



15 Huntbach Street, Hanley, Stoke-On-Trent, ST1 2BL

Auction Guide

£88,000

■ FOR SALE VIA ONLINE AUCTION ON MON 25th May AT 1PM UNTIL TUES 26th May 1PM

■ EX NIGHTCLUB LARGER MIXED USE BUILDING 424 SQUARE METRES

■ A Prominent End of Terrace Location

■ Second Floor Two Bedroom Flat

■ Mixed use investment opportunity!

■ Ground Floor Vacant Shop Premises

■ First Floor Open Space

■ Possible Residential Development Opportunity

MIXED USE BUILDING

FOR SALE VIA ONLINE AUCTION ON MONDAY 25th May AT 1PM UNTIL TUESDAY 26th May 1PM.

Contact to Arrange a Viewing

Mixed use investment opportunity!

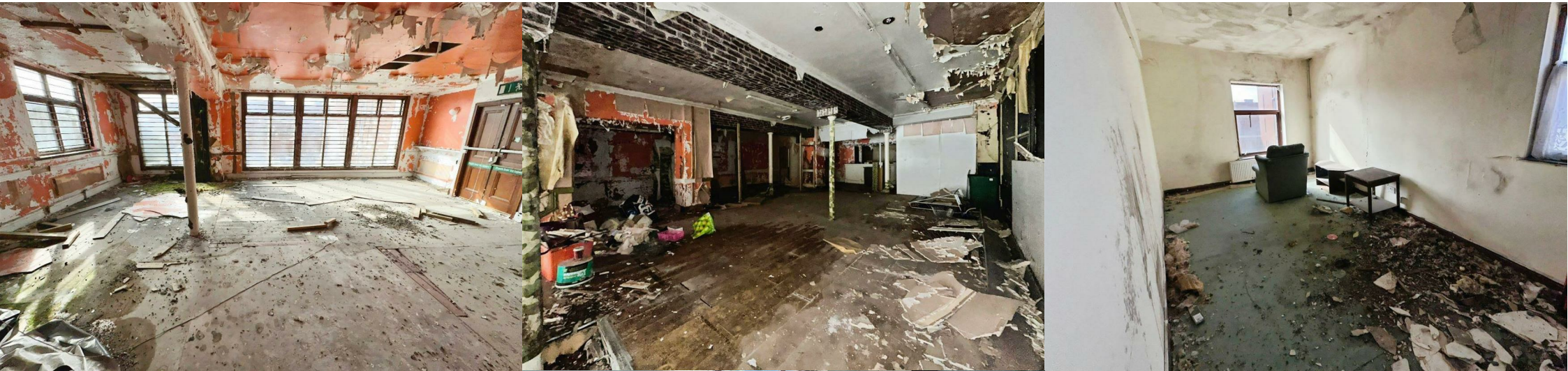
For more information call or e-mail us.



EX NIGHTCLUB LARGER MIXED USE BUILDING 424 SQUARE METRES

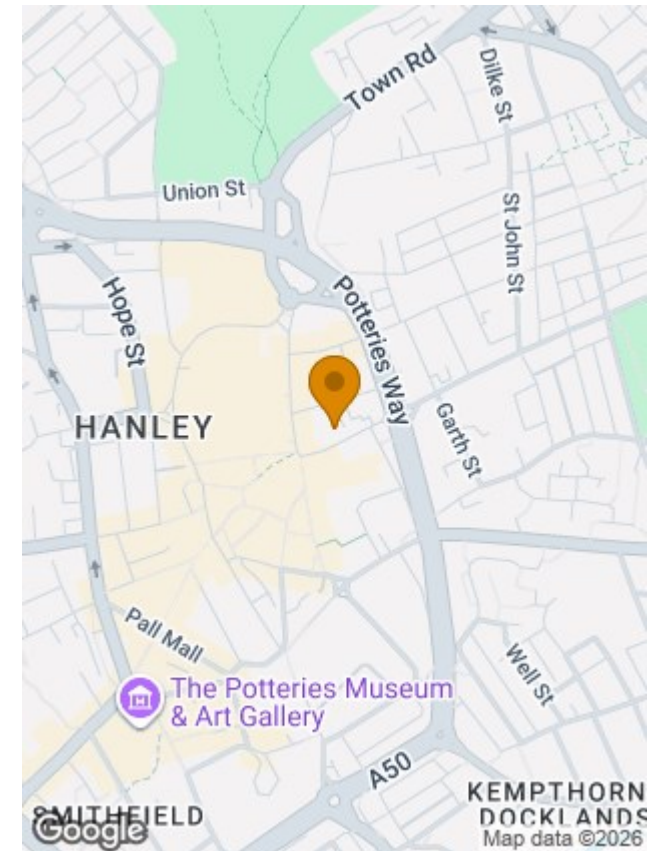
A prominent end of terrace location with brick elevations which includes ground floor shop premises currently Vacant. First floor large open plan space including toilets. Second floor comprise a two bedroom flat with great rental potential.

Possible Residential Development Opportunity.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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