



4 Station Road, Biddulph, Stoke-On-Trent, ST8 6BJ

£100,000

# 4 Station Road, Stoke-On-Trent ST8 6BJ

An ideal self contained commercial property located in a prominent position just off the main High Street of Biddulph Town Centre, situated in close proximity of well known retailers & independent shops.



Council Tax Band: Exempt



Offering a fully functioning and modern interior divided into two office spaces or treatments rooms, a fully fitted kitchen, utility, store room and WC, this property would lend itself to a multitude of professions or services.

Previously utilised as a chiropodist this property would be ideal for a service based business such a beauty therapy or as office space and is conveniently located adjacent to Sainsburys carpark, offering a 3 hour stay or additional temporary spaces can be found on the road side outside the premises itself.

Offered with no upward chain this presents an ideal opportunity for a new business start up or relocation.

#### **Entrance Hallway**

4'5" x 14'8"

Composite front entrance door.

#### **Front Office**

8'5" x 9'10"

UPVC double glazed window to front aspect. Electric radiator.

#### **Kitchen**

9'5" x 12'11"

Shaker style cupboards and base units with fitted wood effect work surface over. Stainless steel sink with mixer tap over. UPVC double glazed window to front aspect.

#### **Office Room Two**

8'11" reducing 8'9" x 19'7"

Shaker style base units with wood effect fitted work surface over. Electric radiator.

#### **Utility Room**

6'2" x 5'9"

Shaker style cupboards and base units with wood effect fitted work surface over.

#### **Store Room**

Base units with fitted worksurface over, stainless steel sink with mixer tap over.

#### **W/C**

Having WC and wash hand basin with stainless steel tap over.





