butters john bee bjb
commercial



Former Penkhull Education

Stoke-on-Trent, ST4 7JS

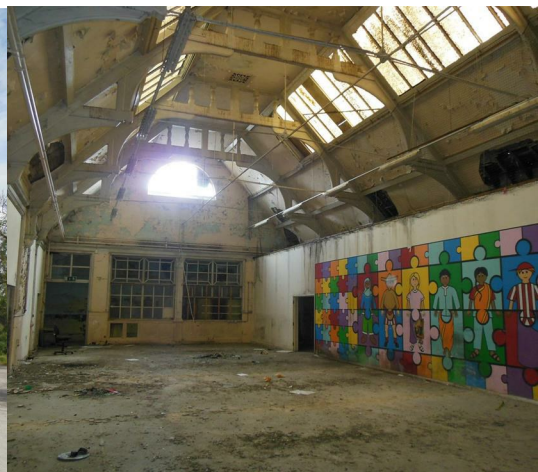
Offers Around £250,000

RICS® Regulated by RICS

13400.00 sq ft







Description
The property is Grade II Listed and comprises a former school with large and small rooms. The buildings were built around 1896 and are of brick construction under a series of pitch tiled roofs. Internal work will be required to bring the building back into useful use. The building has a good sized car park around the building which is mainly tarmac.

The buildings and site will have community and commercial interest so prospective purchasers will need to provide full details of future use within the proposals forwarded to the sole selling agents.

Whilst the property has been inspected as safe to access we would please request that hard hats are worn during any visits as a precaution

Please note that the car park at Penkhull is used daily by parents of the primary school opposite at pick up and drop off times as there is no on-street parking - this is something that would need to be discussed between any new purchaser and the school.

Location
The site is situated off Princes Road in Penkhull a residential area of Stoke on Trent. There is good access from Princess Street to the A52 and into Newcastle under Lyme Town Centre and Stoke Town Centre. There is also good access to the A34 which in turns leads to the A500 an urban express way through the heart of the North Staffordshire conurbation and links J15 and 16 of the M6 Motorway. There is also good access from Stoke on Trent Town Centre to the A50 a major east west route across the country linking to the M1 Motorway at junction 24a.

Accommodation
Total internal area approximately 13,400 sqft 1,244.86 sqm.
Approximately site area 1.21 acres 4,193.40 sqm

Tenure
Freehold. Offers invited with full details of use required.

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Services
We believe that all main services are available to the site but have not been tested.

Legal Costs - Freehold
The purchaser will be responsible the clients legal / surveyors costs in respect of the sale of this premises which are £1,900 plus VAT.

Planning
Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Proof of Identity
To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Rating
The VOA website advises the rateable value for 2024/25 is to be re-assessed. The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

VAT
VAT is to be confirmed.
Please enquire with the agent if vat is applicable or not on this premises.

Viewing
Whilst the property has been inspected as safe to access we would please request that hard hats are worn during any visits as a precaution
Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.