

# butters john bee<sup>bjb</sup> commercial



Garage & Motor Sales Site  
Dimsdale Parade East  
Wolstanton, Newcastle, ST5 8BT  
Asking Price £289,000

1482.00 sq ft





# Garage & Motor Sales Site Dimsdale Parade East

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## Description

A corner plot premises which consists of a variety of sections and would suit various different uses. Most recently used as a car sales pitch and office, the site has parking for approx 20 cars and also benefits from a first floor flat. The flat benefits from gas central heating, some double glazing and had a new roof in December 2023. The property is offered vacant possession from the end of August 2024.

## Location

The property is located on Dimsdale Parade East (B5369) opposite the Wulstan Pub. The B5369 gives access in one direction to the A34 running into Newcastle town Centre or alternatively to A500 and junctions 15 and 16 of the M6. In the other direction it runs to local villages, Maybank, Wolstanton, Basford and down into Hanley City Centre, and again with access to join the A500.

## Accommodation

### Ground Floor

Office : 191 sq ft (17.78 sq m)

Showroom/workshop : 431 sq ft (40.05 sq m)

Office : 144 sq ft (13.38 sq m)

Storeroom : 152 sq ft (14.11 sq m)

w.c.

### Residential Flat

Ground floor entrance / utility : 60 sq ft (5.54 sq m)

### First Floor

Lounge : 203 sq ft (18.90 sq m)

Kitchen inc stair access : 76 sq ft (7.07 sq m)

Bedroom : 167 sq ft (15.49 sq m) with storage 22 sq ft (2.02 sq m)

Shower room : 36 sq ft (3.32 sq m)

Total : 1,482 sq ft (137.66 sq m)

Outside there is a car sales pitch / parking for approx 20 cars.

## Services

All mains services are available subject to any reconnection which may be necessary.

## 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.

## Rating

The VOA website advises the rateable value for 2024/25 is £11,750. 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 upto 100% 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.

## Tenure - Freehold

Freehold with vacant possession.

## EPC

Energy Performance Certificate number and rating is TBC

## 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.

## Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

## Viewing

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.

## VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.



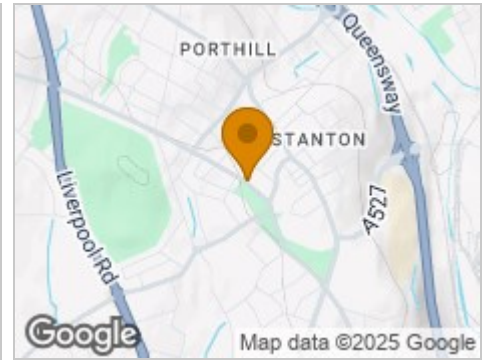
Road Map



Hybrid Map



Terrain Map



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