



**Former Electrical Sub Station, Harewood Street
Tunstall, Stoke-on-Trent, ST6 5AQ**

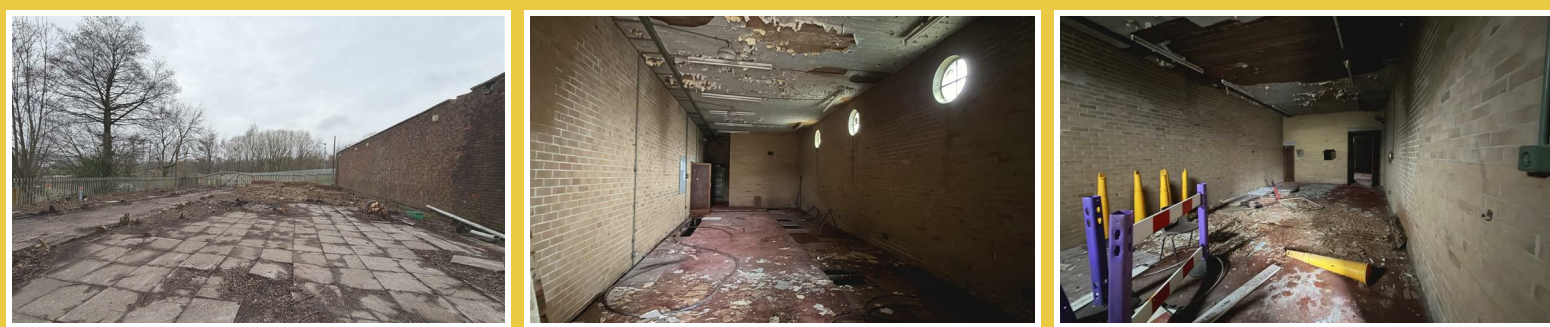
Asking Price £225,000

2353.00 sq ft



Former Electrical Sub Station Harewood Street

Tunstall, Stoke-on-Trent, ST6 5AQ



Description

Former Electric Sub Station and Land on the outskirts of Tunstall in Stoke on Trent. The property comprises a single storey building of solid brick construction under a flat concrete beam roof with entrance door to the front and further access points throughout the property. Given its past use the property has internal ducting within the floor making it more straightforward to install services, whilst the internal walls provide a natural division for those looking to separate the unit. Externally there is a fenced yard/car park with two gated points of entry. The Land is ideal for open storage use, car sales or may suit alternative uses/redevelopment (STPP).

Location

The property is located on the corner of Harewood Street and Watergate Street on the outskirts of Tunstall and opposite St Marys C of E Primary School. Situated within a predominantly commercial area with nearby business including Rafferty's and Johnson Tiles Factory Shop.

Accommodation

Former Electrical Sub Station

GIA: 2,353 Sq ft (218.59 Sq m)

Land Size: 0.43 Acres (1750 Sq m)

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

No Rateable Value information available. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 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 is understood to not be required due to the condition of the property. The property is being sold with Commercial redevelopment in mind.

VAT

VAT is to be confirmed.

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

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.

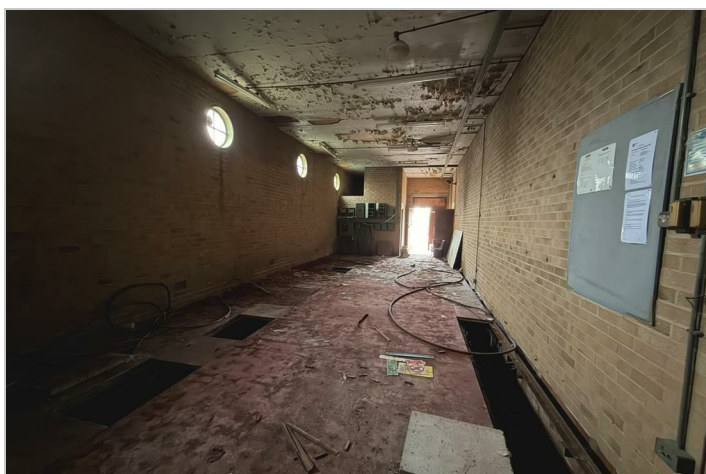
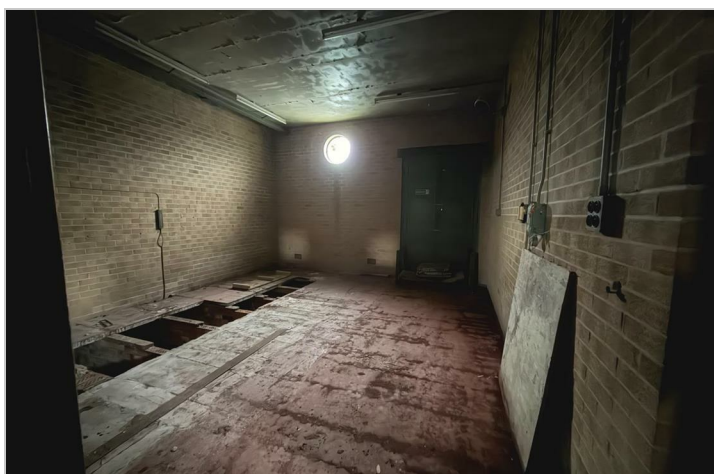
Legal Costs - Sale

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.



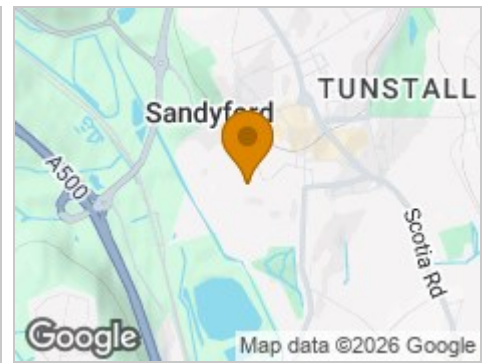
Road Map



Hybrid Map



Terrain Map



Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

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

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