



## Overhouse Chambers Wedgwood Place

Burslem, Stoke-On-Trent, ST6 4ED

Asking Price £185,000

2570.00 sq ft





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## Description

A two storey office / workshop premises located within the heart of Burslem. The property has some of the original features such as tiled floor, fireplaces and benefits from alarm system and cctv. There is also a strong room with safe to the ground floor and workshop to the rear.

## Location

The property is located on Wedgwood Place just off the A50 running between Hanley, through Burslem into Tunstall. Burslem town centre is a short distance away, with pubs, takeaways and pay and display parking. The A500 which gives access to J15 and J16 of the M6 is a short drive away.

## Accommodation

### Ground Floor

#### Entrance Hall

Front Right room : 318 sq ft (29.51 sq m)

Rear Right room : 159 sq ft (14.80 sq m)

Strong room : 92 sq ft (8.56 sq m)

Front Left room : 464 sq ft (43.15 sq m)

Rear Left room : 127 sq ft (11.82 sq m)

Kitchen : 19 sq ft (1.79 sq m)

W.C.

Workshop : 347 sq ft (32.25 sq m)

### Mid Level

Kitchen : 21 sq ft (1.97 sq m)

W.C.

### First Floor

Front Right room : 290 sq ft (26.91 sq m)

Adjoining room : 183 sq ft (17. sq m)

Front Left room : 279 sq ft (25.93 sq m)

Adjoining room : 69 sq ft (6.38 sq m)

Rear room : 91 sq ft (8.45 sq m)

Rear room with skylight : 111 sq ft (10.32 sq m)

Total : 2,570 sq ft (238.84 sq m)

## Services

All mains services are available subject to any reconnection which may be necessary. There is a 3phase supply to the building but not currently active, previous owners were only using single phase. The property has previously had its supplies split on 4 separate meters however it is all currently on one.

## 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 is split and the two floors are rated separately. The ground floor for 2023/24 is £6,800 and the first floor £4,600. The standard non-domestic business rates multiplier is 51.2p. 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.

### **Tenure - Freehold**

Freehold with vacant possession.

### **VAT**

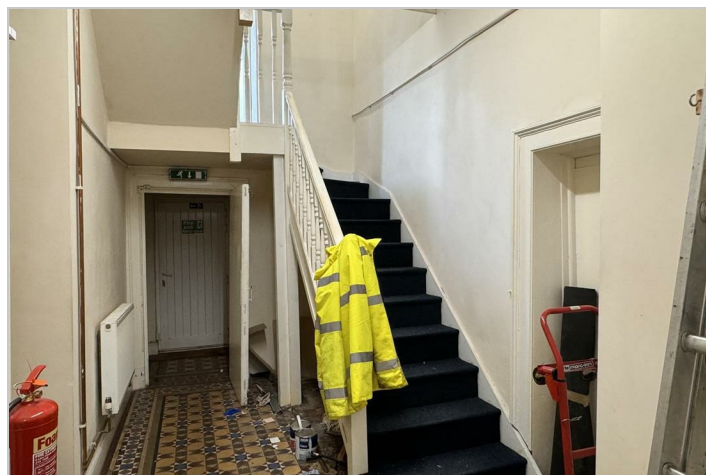
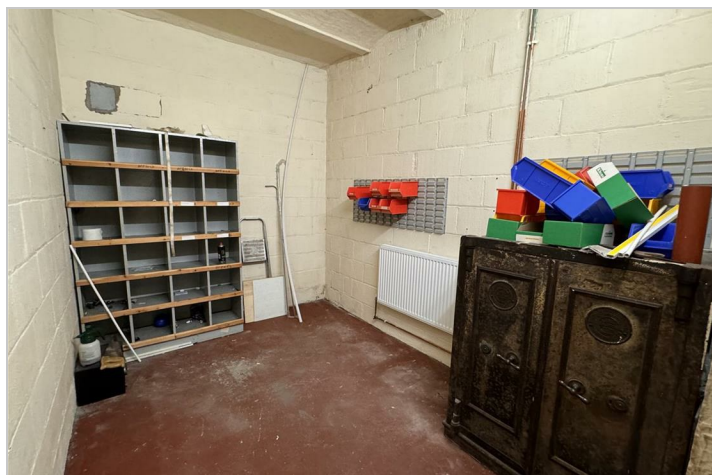
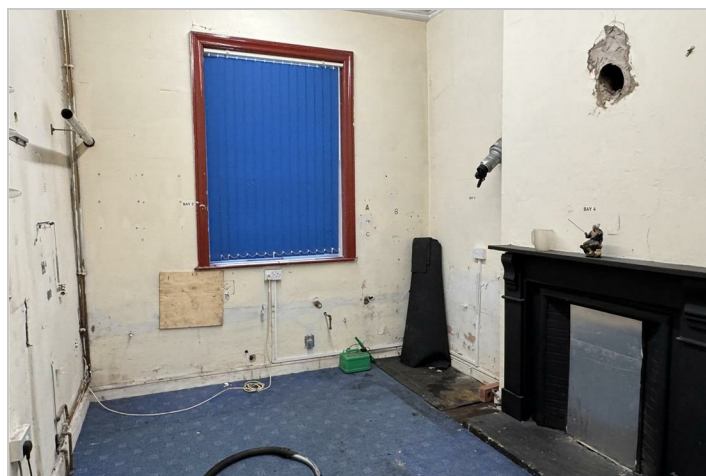
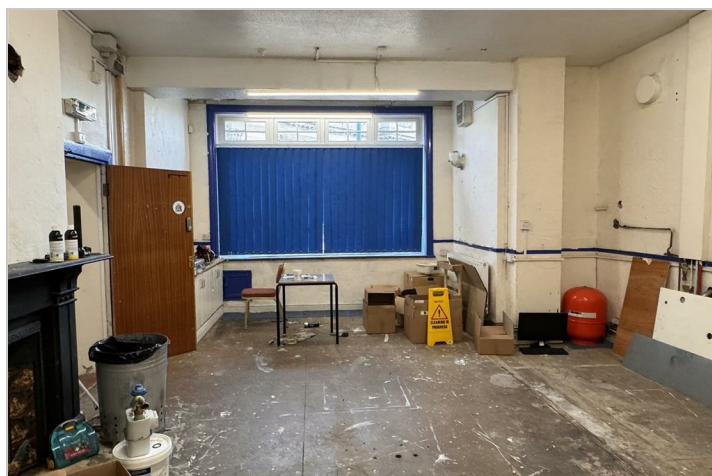
We have been advised that VAT is NOT applicable.

### **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.



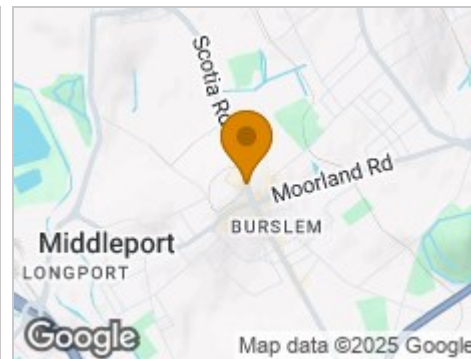
Road Map



Hybrid Map



Terrain Map



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.