



**Lynton House, Hose Street
Tunstall, Stoke-On-Trent, ST6 5AL**

Asking Price £385,000

8071.00 sq ft



Lynton House Hose Street

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Description

Lynton House is a three storey workshop and office premises of brick construction under a pitched tiled roof with flat roof extension. The accommodation benefits from having vehicular access at ground floor level, a secure yard for parking, loading and storage and internally; a range of workshops, stores and offices. The location of the property and internal layout would suit multiple commercial occupation and therefore make an outstanding investment opportunity or alternatively suit conversion to an HMO (subject to obtaining the necessary consents).

Location

The property is situated on Hose Street, just a short walk away from Tower Square in Tunstall.

Tunstall is one of the six towns which comprises the City of Stoke-on-Trent and benefits from a high street with a mix of independent and national traders.

Accommodation

GROUND FLOOR:

Workshops, Stores, Eaves height from 9ft5 to 11ft 9

GIA: 4,070 Sq ft (378.10 Sq m)

FIRST FLOOR:

Reception, Offices, Stores, Workshops

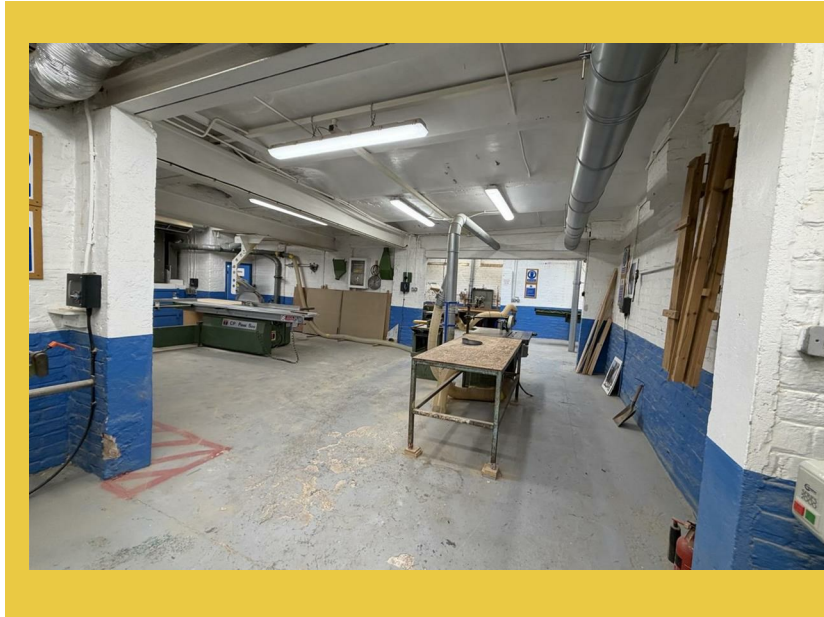
GIA: 2,888 Sq ft (268.30 Sq m)

SECOND FLOOR:

Former Spray Shop, Workshop, Staff room

GIA: 1,113 Sq ft (103.40 Sq m)

TOTAL GIA: 8,071 Sq ft (749.80 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

The VOA website advises the rateable value for 2025/26 is £17,500. 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

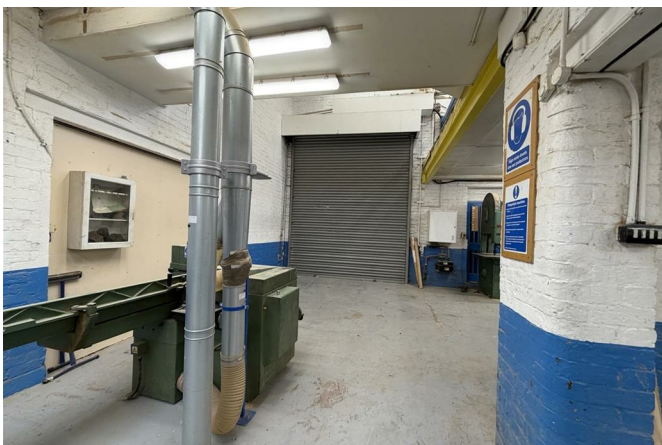
Freehold with vacant possession.

EPC

Energy Performance Certificate number and rating is TBC

VAT

VAT is not applicable.



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



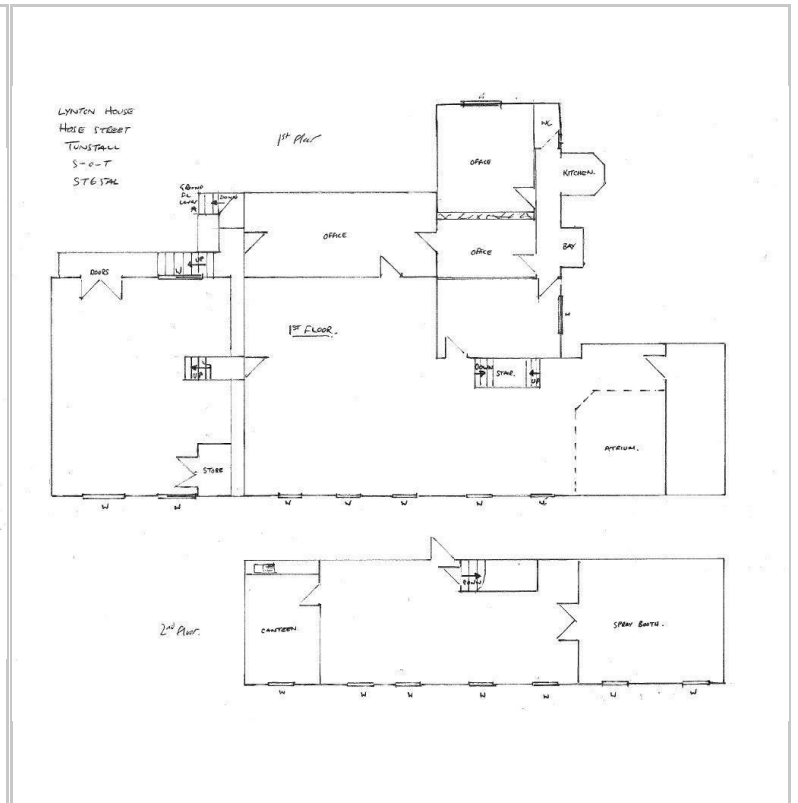
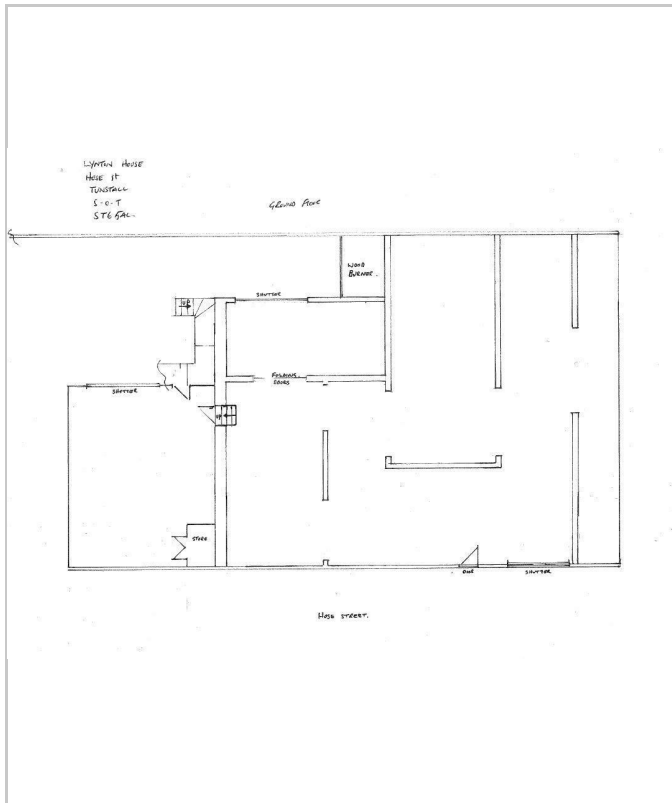
Hybrid Map



Terrain Map



Floor Plan



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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