



1 Longfield Road

Hartshill, Stoke-On-Trent, ST4 6QN

Asking Price £320,000

2765.00 sq ft



1 Longfield Road

Hartshill, Stoke-On-Trent, ST4 6QN

Asking Price £320,000



Description

A former medical centre with a variety of rooms over two floors, which would suit different uses (stpp). The property is situated within Hartshill, approx half a mile from Royal Stoke Hospital. There are gardens to the side and rear, along with an enclosed patio area.

Location

Longfield Road is situated within Hartshill, a short distance from Stoke Royal Hospital. Keele University's School of Medicine and School of Nursing and Midwifery operate the clinical part of their courses from a separate campus at the hospital. It is a mainly residential area with local schools and green spaces including Hartshill Park nature reserve. Hartshill Road runs into Newcastle town centre in one direction and Stoke town centre in the other direction, along with access to the A500 which links J15 and J16 to the M6.

Accommodation

Ground Floor

Entrance Porch : 61 sq ft (5.65 sq m)

Main Reception : 315 sq ft (29.3 sq m)

Kitchen : 313 sq ft (29.05 sq m)

Office : 125 sq ft (11.6 sq m)

Corridor : 203 sq ft (18.82 sq m)

Kitchen : 144 sq ft (13.35 sq m)

Disabled toilet : 59 sq ft (5.52 sq m)

Medical room inc w.c. : 146 sq ft (13.6 sq m)

Office : 126 sq ft (11.75 sq m) with server room : 40 sq ft (3.75 sq m)

Corridor : 131 sq ft (12.16 sq m)

Office : 143 sq ft (13.31 sq m) with additional office off : 48 sq ft (4.47 sq m)

Office : 125 sq ft (11.57 sq m) with additional office off : 48 sq ft (4.43 sq m)

Office : 160 sq ft (14.91 sq m)

First Floor

Office : 283 sq ft (26.27 sq m)

W.C with skylight : 44 sq ft (4.11 sq m)

Kitchen with skylight : 66 sq ft (6.14 sq m)

W.C with skylight : 57 sq ft (5.31 sq m)

Office to headheight : 108 sq ft (10.02 sq m)

Storage Cupboard : 20 sq ft (1.84 sq m)

Outside : Garden to side & rear, patio area, with parking for up to 4 vehicles at the front.

Total 2,765 sq ft (256.92 sq m)

Services

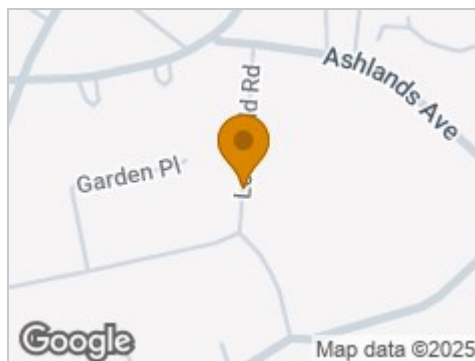
All mains services are available subject to any reconnection which may be necessary.

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.



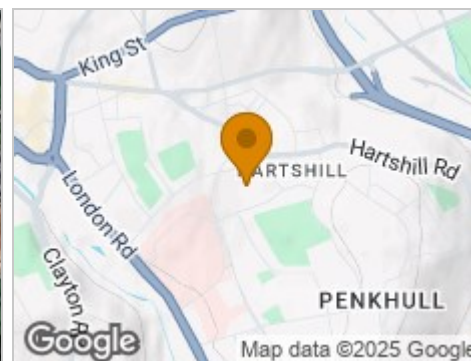
Road Map



Hybrid Map



Terrain Map



Rating

The VOA website advises the rateable value for April 2023 to present is £11,250. 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 rates payable any further business rates relief which may be available.

Tenure - Freehold

Freehold with vacant possession.

EPC

Energy Performance Certificate number and rating is 45 B

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 these 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.

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.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ
Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com