



8 & 10 The Strand

Longton, Stoke-On-Trent, ST3 2JJ

Asking Price £400,000



3961.00 sq ft

The building is arranged in two distinct parts with the main character building arranged on ground, and first floor with the joining building arranged on ground, first and second floor.



Description

The building is arranged in two distinct parts with the main character building arranged on ground, and first floor with the joining building arranged on ground, first and second floor. There is a rear access and metal fire escape to the first and second floor. There is also a rear disabled lift currently not working. The building was formally used as a bank with ground floor banking hall with the remainder of the ground floor a series of offices. Upper floors can be accessed via a stair case to form further offices and staff facilities and toilets. There is also a basement which was used as part of the banks safe.

Location

The property is located in Longton the second largest town in the Stoke on Trent conurbation. There is good access to the A50 a major route between the M6 Motorway through to Derby and on to the M1 Motorway at junction 24a. Longton has major retail units with a Tesco Extra as well as Next, B&M, Farm Foods, Matalan and local independent shops. There is a population of some 70,000 within a 10 minute drive of the town. The property itself is situated on The Strand and opposite Longton Market. There is a large car park to the rear of the property as well as the bus station.

Accommodation

Ground Floor Banking area 2,042 sqft 189.68 sqm
Ground Floor offices 223 sqft 20.70 sqm
First Floor 561 sqft 52.20 sqm
Second Floor 1,135 sqft 105.50 sqm
Basement

Services

We believe all main services are connected but have not been tested.

Legal Costs - Sale

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

Rating

The VOA website advises the rateable value for 2023/24 is to be confirmed. 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.

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.

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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

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

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