

RORY MACK

ASSOCIATES

0.45 ACRE COMMERCIAL SITE PLUS TWO ONE BED FLATS KEELING ROAD, NORTHWOOD, STOKE ON TRENT, ST1 6PA

FOR SALE
£500,000

- Commercial site with detached office extending to 0.45 acres
- Potential for residential redevelopment (subject to planning)
- Excellent compound that would suit a wide range of businesses
- Plus two independent spacious 1 x bedroom flats with garden





LAND & BUILDINGS PLUS FLATS 1&2

KEELINGS ROAD, NORTHWOOD, STOKE ON TRENT

STAFFORDSHIRE, ST1 6PA

GENERAL DESCRIPTION

A commercial site, surrounded by residential properties with access off Birch Street in Northwood. The total site area extends to 0.457 acres which is predominantly level and finished in concrete hardstanding. Within the site is a detached office building of rendered elevations supporting a pitched concrete tiled roof. The building benefits from mains services and briefly comprises an open plan office, reception, kitchen, WC and store and has a net internal area of 1,255 sq ft. The land is predominantly finished in concrete hardstanding with fence lined borders and has for many years been used for commercial purposes although there is also the potential for residential development, subject to planning.

Also included in the sale are two large, one bedroom flats located at 137 Keelings Road. Both flats benefit from gas fired central heating and UPVC double glazed windows and are independently accessed.

LOCATION

The site is located just off Keelings Road (A5272) in what is a predominantly residential area approx. a 5-minute walk from Northwood Community Sports Centre and 1 mile from the centre of Hanley.

ACCOMMODATION

Detached office (all ground floor)

Reception:	65 sq ft
Kitchen:	71 sq ft
Open plan office:	935 sq ft
Store:	184 sq ft
WC's:	--
Total NIA:	**1,255 sq ft**

Flat 1 – Ground Floor

1 bed flat:	614 sq ft

Flat 2 – First Floor

1 bed flat:	485 sq ft

TENURE

Available freehold, subject to contract and with vacant possession.

VAT

The sale price is not subject to VAT

SITE AREA

Referring to Land Registry to identify the boundaries of the site and ProMap to measure the area, we calculate that the site extends to 0.457 acres.

SERVICES

We understand that all mains services are available and are separately metered to each property. No services have been tested by the agents.

BUSINESS RATES

Rateable Value:	£9,500
Rates Payable:	£4,104pa

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

COUNCIL TAX

Flat 1, 137 Keelings Road	Band A
Flat 2, 137 Keelings Road	Band A

WALK THROUGH TOUR. CLICK TO VIEW.

Flat 1 – Ground floor

https://tour.giraffe360.com/e44ced0b06a64edd945467749ffa528b

Flat 2 – First floor

https://tour.giraffe360.com/858ef2b32b7641a8ad56c5b1e31fc7fb

Office

https://tour.giraffe360.com/f318a0981ad54d8c96660740838b0469

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

EPC

Flat 1: 72 (Band C)
Flat 2: 72 (Band C)
Office: 53 (Band C)

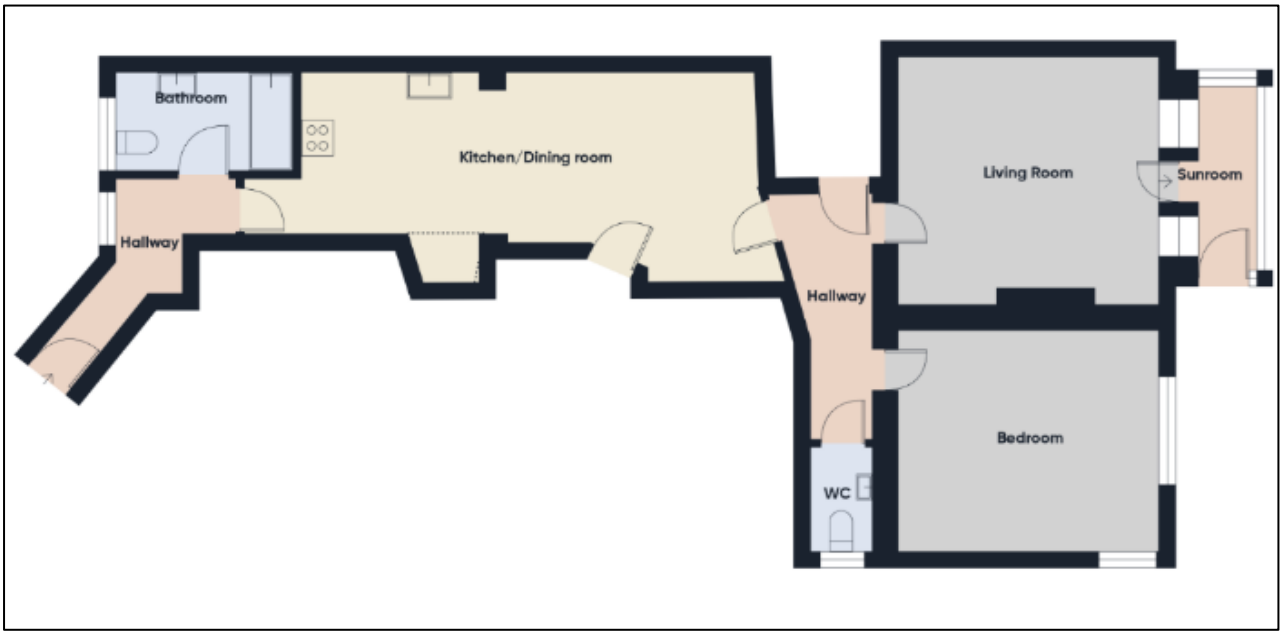
LAND & BUILDINGS PLUS FLATS 1&2

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STAFFORDSHIRE, ST1 6PA



GROUND FLOOR FLAT



LAND & BUILDINGS PLUS FLATS 1&2

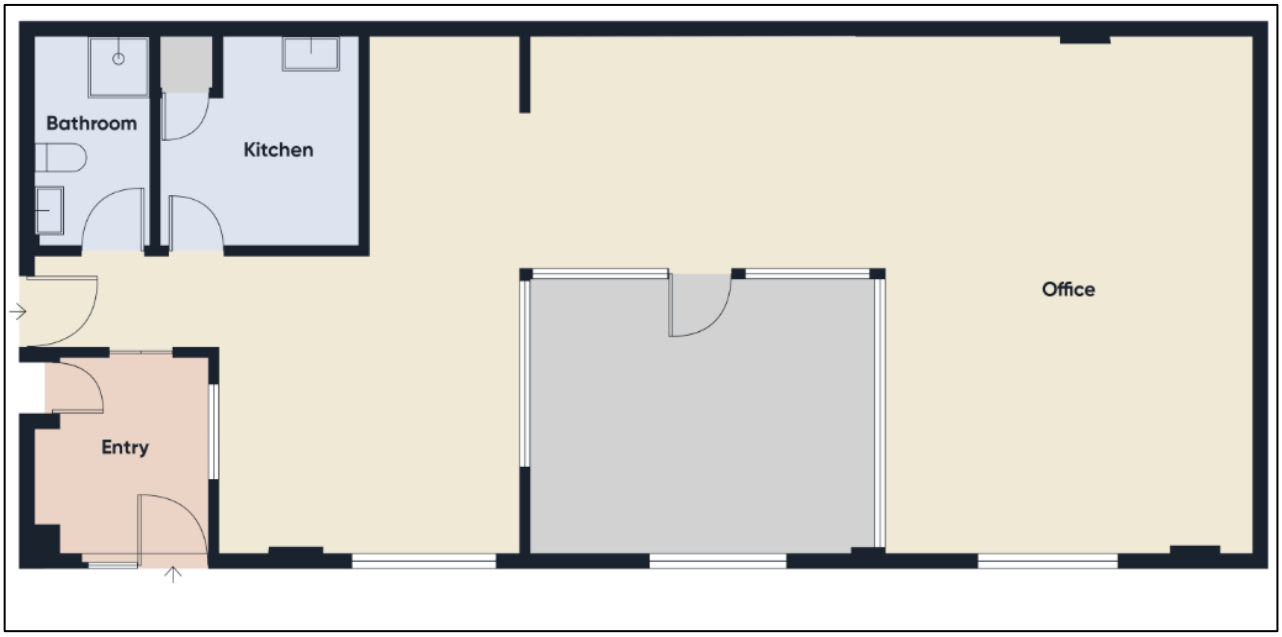
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FIRST FLOOR FLAT



OFFICE



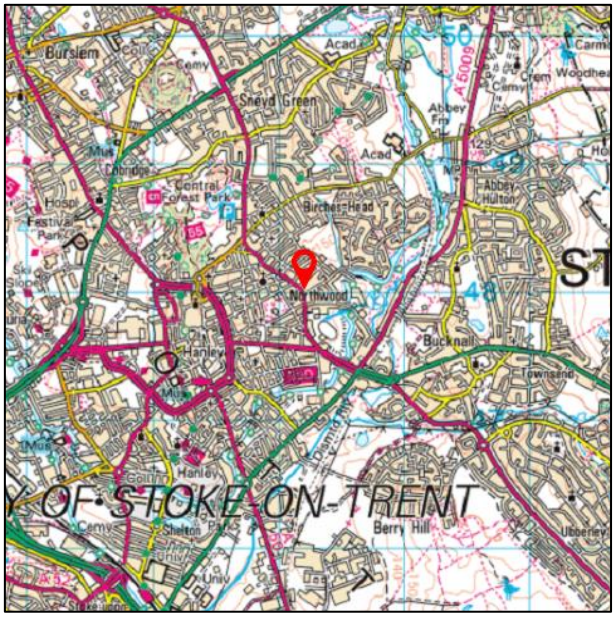
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OFFICE
37 Marsh Parade
Newcastle
Staffordshire
ST5 1BT
01782 715725
enquiries@rorymack.co.uk
www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements