

RORY MACK

ASSOCIATES

EASTWOOD PLACE, JASPER STREET, HANLEY, STOKE ON TRENT, ST1 3DA

FOR SALE
£210,000

- Workshop extending to 3,163 sq ft plus offices
- Electric roller shutter access off Eastwood Place
- Site is suitable for a variety of storage or manufacturing uses
- Excellent location with easy access onto the A50 and A52
- EPC – TBC





EASTWOOD GARAGE, EASTGATE PLACE
OFF JASPER STREET, HANLEY
STOKE ON TRENT, ST1 3DA

GENERAL DESCRIPTION

A workshop/warehouse of brick elevations with pitched metal profile overclad roof. The property is located on the corner of Eastgate Place and Jasper Street with access from Jasper Street and electric roller shutter access with 12'3" clearance on Eastgate Place. The building briefly comprises two offices leading into the open plan workshop/warehouse with welfare facilities. The offices benefit from tiled flooring, slat wall covering and single glazed aluminium frontage onto Jasper Street whilst the warehouse benefits from a solid concrete floor and 12' 6" clearance to the underside of the truss roof. The unit would suit a storage or light manufacturing business (STP). Parking permits are available to purchase from the council

LOCATION

The property is conveniently located on the corner where Jasper Street meets Eastgate Place on the outskirts of Hanley. The unit is around 100m from the A50 and half a mile from the A52.

ACCOMMODATION

All ground floor

Office suite:	274 sq ft
Warehouse:	3,163 sq ft
WC:	--
Total NIA:	**3,437 sq ft**

SERVICES

Mains electric, water and drainage are connected. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

BUSINESS RATES

(known as R/O 34, Jasper Street)

Rateable value	£6,300
Rates payable	£3,143.70 pa (25/26)

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

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

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.



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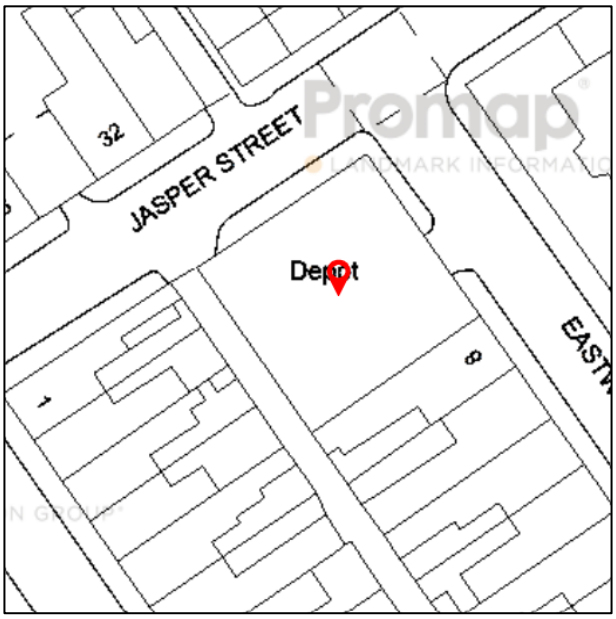





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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