



FOR SALE

Freehold High Street Commercial Property

114-116 High Street, Tunstall, Stoke-On-Trent, ST6 5TJ

Bond Wolfe
bw
Est. 1983

Property Highlights

Substantial High Street retail property

7,240 sq. ft. (672.86 sq m) over two floors

Nearby occupiers include Asda, Matalan & Boots

Rear access via Rathbone Street

Suitable for a variety of uses (STP)

Freehold – offers based on £300,000 plus VAT



Location & Situation

The property is located in Tunstall, one of the 5 towns of Stoke on Trent, and benefits from good road links via the A500 and M6 Junctions.

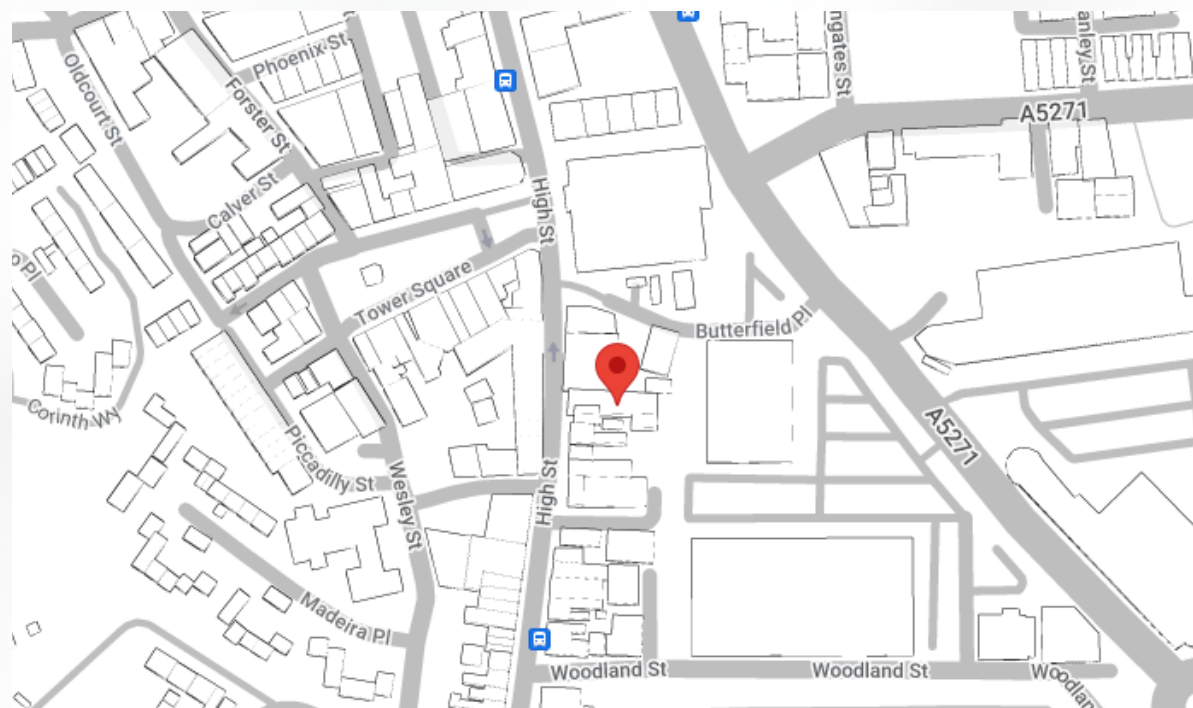
The property fronts High Street, in the heart of Tunstall town centre. Alexandra Park is to the rear where occupiers include Boots, Iceland, Home Bargains, Costa Coffee, Barnardos, Card Factory, Specsavers and Tunstall Primary Care Centre. Asda, Matalan, Poundland and Argos are also located nearby.

Description

The property comprises a large ground floor retail unit with first floor ancillary accommodation. To the ground floor there is a large open plan retail area , with rear plant room and loading bay. To the first floor there is ample storage space as well as offices, staff room and locker room. The property benefits from servicing off Rathbone Street.

Accommodation

Demise	Sq m	Sq ft
Ground Floor	356	3,832
First Floor	316.61	3,408



Tenure

Freehold

Price

Offers based on £300,000 are invited for the Freehold interest.

VAT

We are advised that the property is elected for Vat , and this will be payable in addition to the purchase price.

EPC

Available upon request.





Business Rates

We are advised that the current rateable value (April 2023 to present) is £18,000.

Legal Costs

Each party are responsible for their own legal costs that may be incurred in this transaction.

Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



For Further Information & Viewings

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