



RORY MACK
ASSOCIATES

**32A WATERLOO ROAD,
BURSLEM, STOKE ON TRENT,
STAFFORDSHIRE, ST6 3ES**

FOR SALE
£775,000
TO LET
£60,000 PAX

- Trade counter/warehouse with office space extending to 11,268 sq ft
- Newly cladded frontage and tarmacked car park accessed off Baptist Street
- The building could easily be split into multiple units
- Extensive main road frontage to Waterloo Road (A50)
- EPC: Band E (118)



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GENERAL DESCRIPTION

An extensive and prominently located former trade counter unit briefly comprising a steel framed open plan trade counter unit with recently clad front facing elevation. Adjacent to the main trade counter are further single storey structures with traditional masonry elevations supporting flat roof surfaces, providing additional storage and/or office areas. There is also a Portal framed building with metal clad and masonry elevations supporting a pitched roof surface providing an additional warehouse or workshop. The interior comprises a large open plan warehouse/trade counter area with adjoining offices, leading to further warehouse space, former offices and toilets. The building has a new metal clad frontage and new tarmacadam surfaced carpark for up to 15 vehicles. The property benefits from aluminium glazed powder coated front entrance with sliding electric doors, suspended ceiling and LED strip lights. In the loading bay and store areas are two roller shutters allowing dock level loading access for deliveries.

LOCATION

The unit is located on the junction of Baptist Street and Waterloo Road (A50) close to the centre of Burslem and 1 mile from Hanley city centre. Junctions 15 and 16 of the M6 motorway are both within 7.5 miles of the property in either direction.

SERVICES

We understand that all mains services are connected to include 3 phase electricity. Please note that no services have been tested by the agents.

TENURE

Available freehold, subject to contract and with vacant possession. Alternatively, on a Full Repairing and Insuring lease, for a term to be agreed, subject to ret reviews every three years and with each party bearing their own legal fees

VAT

The sale price/rent is subject to VAT.

ACCOMODATION

Main Building

Trade Counter/warehouse:	6,692 sq ft
Loading/warehouse:	1,777 sq ft
Offices:	932 sq ft
Basement storage:	645 sq ft
WC:	--

Extension

Lobby:	113 sq ft
Former office areas:	1,043 sq ft
Kitchen:	68 sq ft
WC:	--

Total NIA: 11,270 sq ft

BUSINESS RATES

Rateable Value:	£37,250
Rates Payable:	£14,229 pa
	If rated as retail, hospitality or leisure.
Rates Payable:	£16,092 pa
	If rated as any other use.

ANTI MONEY LAUNDERING REGULATIONS

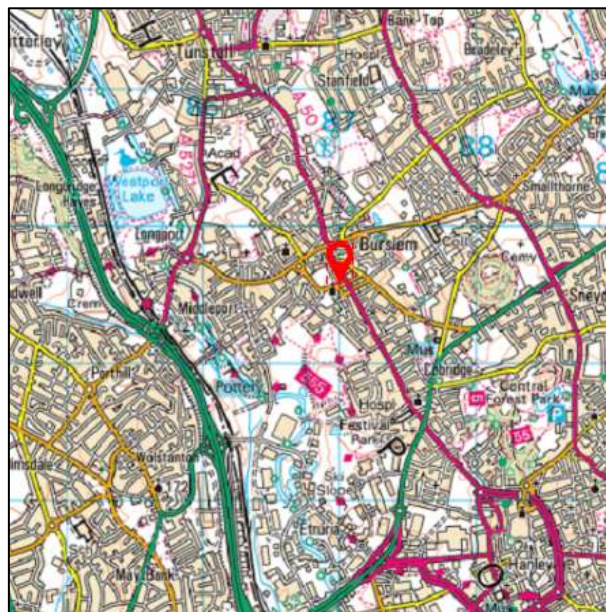
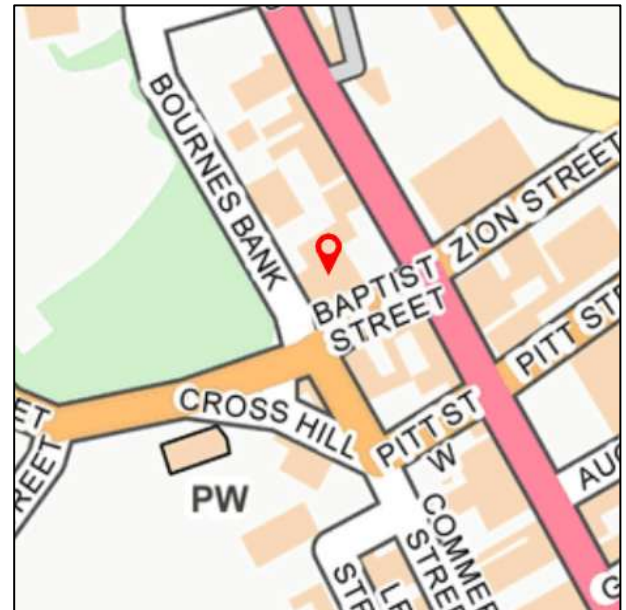
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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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