



RORY MACK

ASSOCIATES

**79 MARKET STREET, LONGTON,
STOKE ON TRENT,
STAFFORDSHIRE, ST3 1BW**

**FOR SALE
£145,000**

- 3 storey investment property comprising ground floor retail unit with flat above
- Total NIA 1,366 sq ft
- Well-presented and modernised throughout
- Main road frontage on the junction of Market Street and Uttoxeter Road
- EPC – Commercial: Band D (91) Residential: Band C (75)



79 MARKET STREET, LONGTON, STOKE ON TRENT, STAFFORDSHIRE, ST3 1BW

GENERAL DESCRIPTION

A recently refurbished building of brick elevations and pitched tiled roof on the junction of Market Street and Uttoxeter Road in Longton town centre. The property contains a separately accessed and self-contained two bed flat arranged over the first and second floor. whilst on the ground floor is a vacant retail unit. The shop is currently laid out as an open plan sales area with disabled access WC and till area with rear exit. The ground floor is finished with new LED lights and tiled floor with electric heating. The property has been maintained to a high standard by the current owner.

LOCATION

The property has main road frontage to Market Street and Uttoxeter Road and is located in Longton town centre and is within ¼ of a mile to the A50, opposite Home Bargains and is close to a number of public car parks.

ACCOMMODATION

Ground Floor

Sales: 315 sq ft
Rear sales: 201 sq ft
WC: -

First Floor

Kitchen: 197 sq ft
Living area: 209 sq ft
Study/ Bedroom: 64 sq ft
Bathroom: 31 sq ft

Second Floor

Bedroom 1: 222 sq ft
Bedroom 2: 127 sq ft
Total NIA: 1,366 sq ft

SERVICES

Mains electricity, water and drainage are connected. The apartment also has gas central heating. No services have been tested by the agents. Services for the commercial and residential are separately metered.

VAT

This sale price is not subject to VAT.

BUSINESS RATES/COUNCIL TAX

Shop - Rateable Value: £3,350
Flat - Council Tax: Band A

TENURE

The property is available freehold, subject to contract and with the benefit of the existing leases in place at date of completion.

TENANCY DETAILS

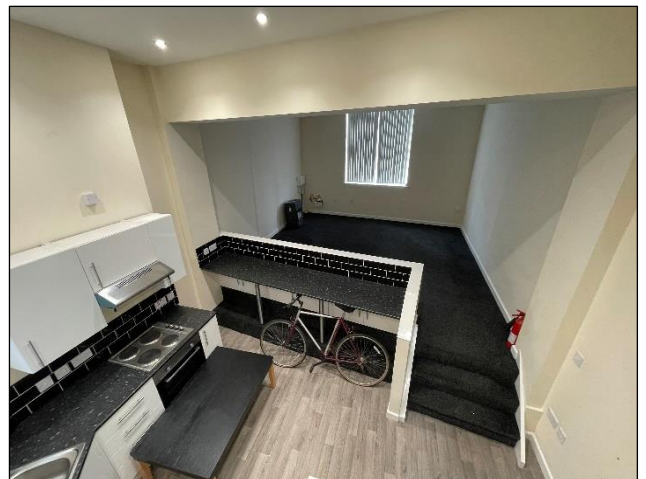
The ground floor is let by way of 5 year a Full insuring & repairing lease from 22nd December 2025 at a rent of £6,000pa.

The **first and second floor flat** is let by way of a Shorthold Tenancy Agreement for a 12-month period from 23rd May 2023 at a rent of £625pcm. Now holding over at an increased rent of £675pcm.

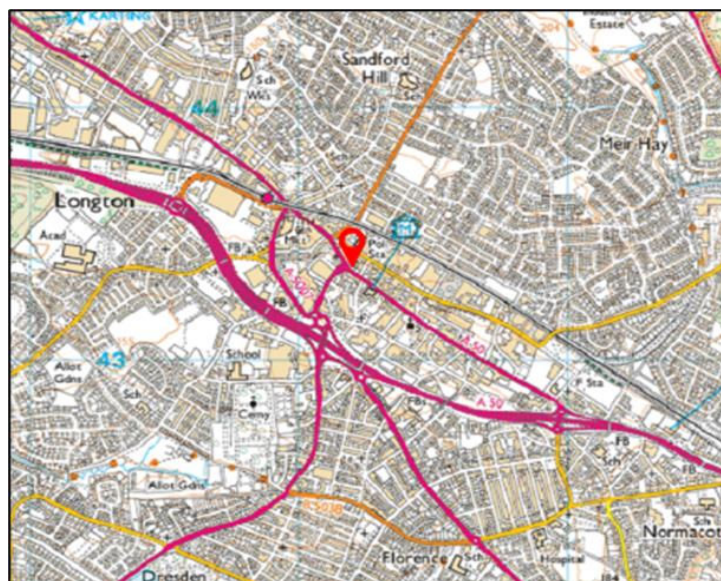
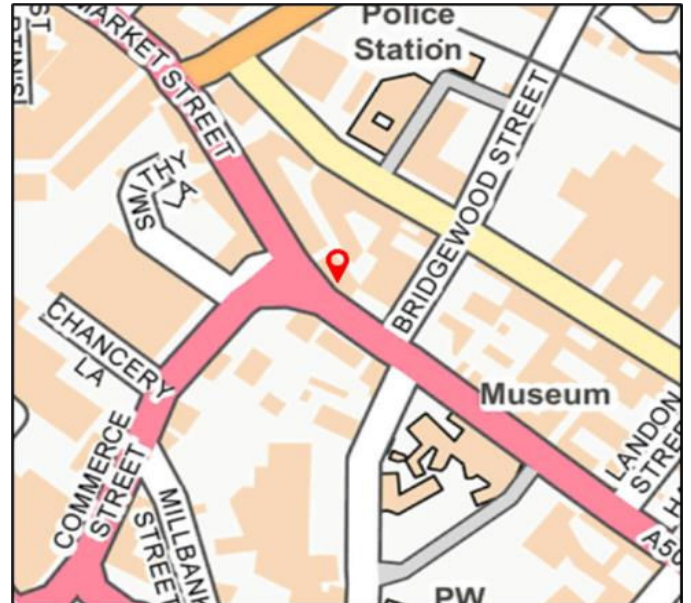
Overall income stands at £14,100pa.

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.



**79 MARKET STREET, LONGTON,
STOKE ON TRENT, STAFFORDSHIRE, ST3 1BW**



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