

# HAMMOND

CHARTERED SURVEYORS



502/504 Hartshill Road, Hartshill, Stoke-on-Trent, ST4 6AD  
For Sale: £180,000

Prominent Roadside Retail Unit  
NIA: 165.44 sq. m (1,780 sq. ft.)

#### Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

t: 01782 659 905

e: [info@hammondsurveyors.co.uk](mailto:info@hammondsurveyors.co.uk)

[www.hammondsurveyors.co.uk](http://www.hammondsurveyors.co.uk)

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502/504 Hartshill Road  
Hartshill  
Stoke on Trent, ST4 6AD

#### Location

The property is located in the commercial centre of Hartshill at the junction of Hartshill Road (A52) and Victoria Street. Hartshill Road is an arterial road connecting Newcastle under Lyme town centre (0.6 miles distant) and Stoke town centre (1.0 mile distant). Victoria Street connects to Etruria Road (A53) at Basford Bank. Nearby property uses includes a range of retail, professional services and food and drink uses.

#### Description

A highly visible single storey retail/office unit having a good display frontage, excellent trading area together with staff facilities.

- Level access full height glazed display frontage
- Suspended ceiling
- LED lighting
- Air conditioning
- Plastered walls - Carpeted floors

Previous uses of the property include Estate Agency, Bookmaking and Banking. The property is currently arranged as two units but could be reconfigured back to a single unit.

#### Parking

The property has no parking.

#### Accommodation Current Layout

Retail Area	No. 502	51.10 sq. m	550 sq. ft
Kitchen	No. 502	8.32 sq. m	89 sq. ft
Net Internal Area	No. 502	59.42 sq. m	639 sq. ft
Retail Area	No. 504	99.22 sq. m	1,068 sq. ft
Kitchen	No. 504	6.80 sq. m	73 sq. ft
Net Internal Area	No. 504	106.02 sq. m	1,141 sq. ft
Total Net Internal Area		165.44 sq. m	1,780 sq. ft

#### Services

Electricity, water and mains drainage are available subject to any reconnection that may be necessary. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

#### Planning

The permitted use of the property is understood to fall within Class E - Commercial, Business and Service of the Town and Country Planning (Uses Classes) Order 1987, as amended.

#### Rating

- Description: Both Premises
- RV: £8,500 effective 1 April 2023 (No. 502)
- RV: £12,750 effective 1 April 2023 (No. 504)

#### Tenure

Freehold with vacant possession upon completion.

#### Energy Performance:

EPC Date: 10 May 2015 - Energy Rating C

#### Price

£180,000

#### VAT

Not Applicable

#### Costs

Each party is to be responsible for their own legal costs.

#### Anti-Money Laundering Regulations

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving licence, 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.

#### Viewings

Viewing is strictly by appointment with the Sole Agent:

Glenn Hammond MRICS

T: 01782 659 905

M: 07957 994 057

E: [glenn@hammondsurveyors.co.uk](mailto:glenn@hammondsurveyors.co.uk)

Phil Webb

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M: 07821 639094

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#### Subject to Contract

Disclaimer: Hammond Chartered Surveyors on its behalf, for any joint agent and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hammond Chartered Surveyors has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of all outgoings and VAT. 5. Hammond Chartered Surveyors is the trading name of GMH Surveyors Limited





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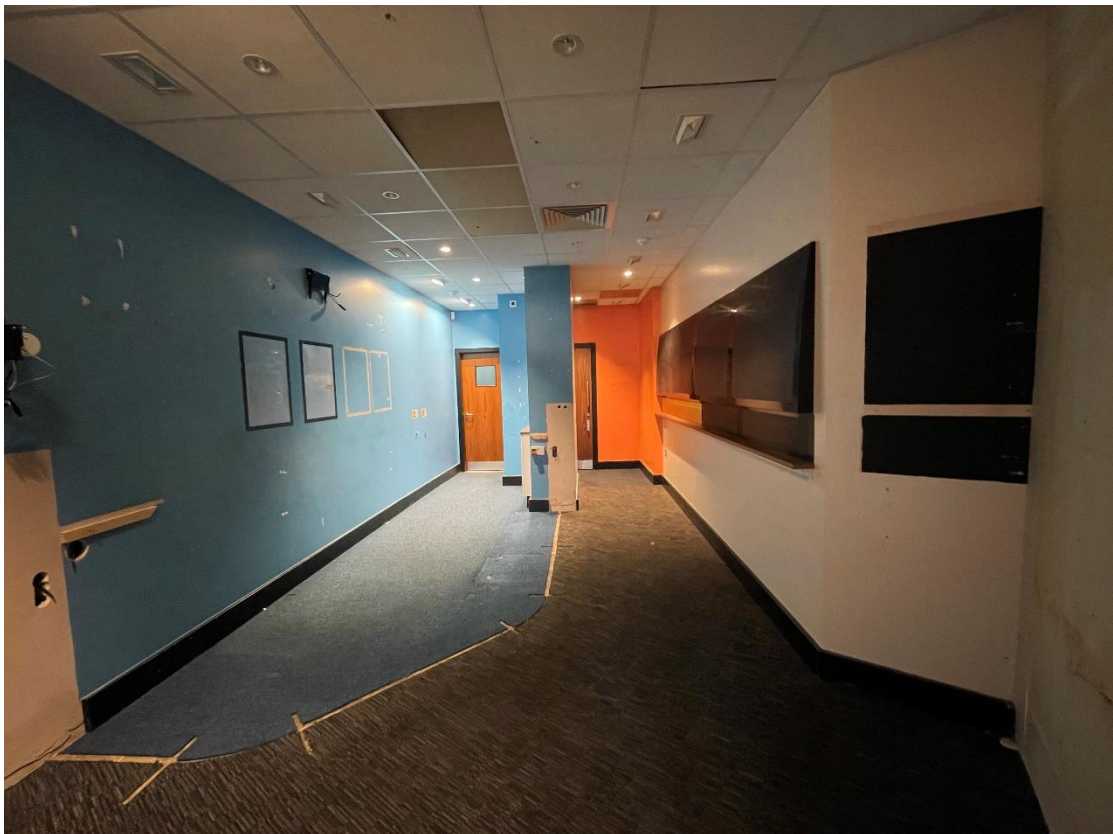
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