



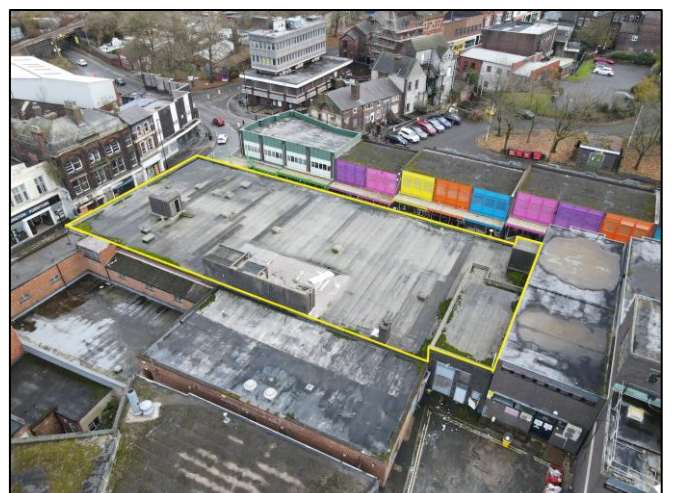
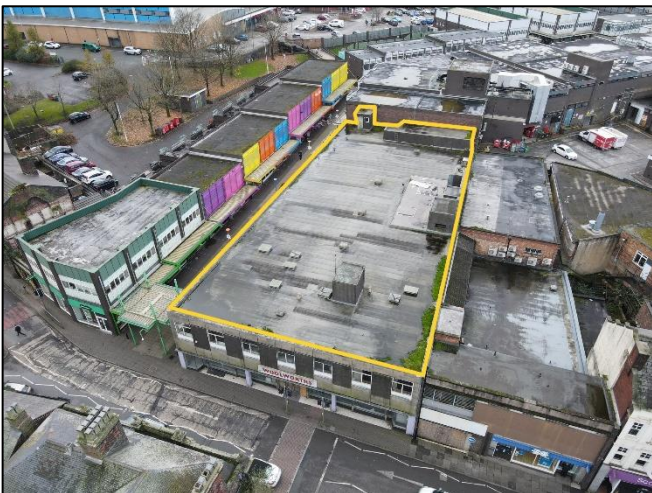
**RORY MACK**

**ASSOCIATES**

**28-32 MARKET STREET,  
LONGTON, STOKE ON TRENT,  
ST3 1BX**

**FOR SALE  
£300,000**

- Extensive retail premises with first floor offices and storage
- Ground floor sales area 13,000 sq ft (1,208 sq m)
- Town centre location adjacent to Longton Exchange shopping centre
- Dual access points to sales area and very extensive frontages





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#### GENERAL DESCRIPTION

An extensive two storey retail premises comprising an open plan ground floor sales area together with ancillary offices, welfare and storage accommodation at first floor with a rear goods entrance with roller shutter access. Thought to have originally constructed as a Woolworths store during the 1970's the property is concrete framed with extensive glazed frontages and flat roof coverings. There is a goods lift towards the rear of the sales area which provides direct access to the storage area above. There are two entrances to the ground floor sales area making the splitting of the building a relatively straight forward exercise to accommodate smaller requirements.

#### LOCATION

The property is prominently located in the town centre and has an extensive frontage to Market Street of approx. 80 feet and a return frontage of approx. 180 feet to part of the pedestrianised section of Longton Exchange Shopping Centre which is home to 47 both local and national retailers see: <https://www.longtonexchange.co.uk/> There is also a 240 space public carpark adjoining the development.

#### ACCOMMODATION

##### Ground floor

Sales area: 13,000 sq ft (1,208 sq m)

##### First floor

6 x offices, toilets,

kitchen and staffroom: 3,465 sq ft (322 sq m)

Warehouse (inc 2 x offices): 10,488 sq ft (974 sq m)

**Total GIA: 26,953 sq ft (2,504 sq m)**

#### BUSINESS RATES

Rateable Value: £24,500

Rates Payable: £12,225.50 pa (24/25)

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

#### VAT

The sale price is not subject to VAT.

#### EPC

TBC

#### SERVICES

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

#### 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.

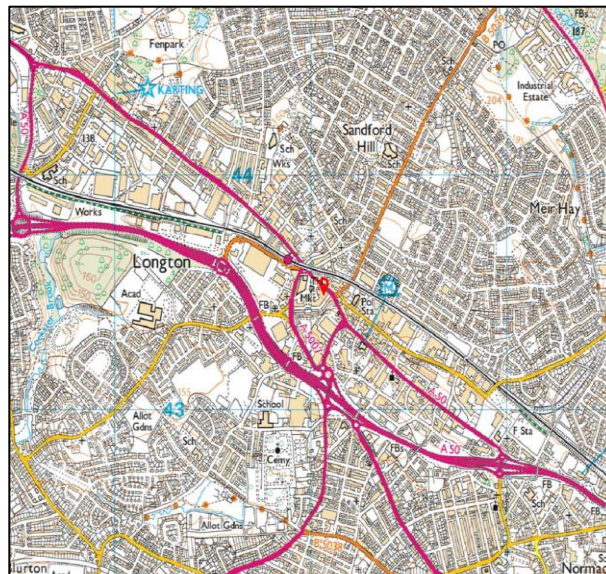
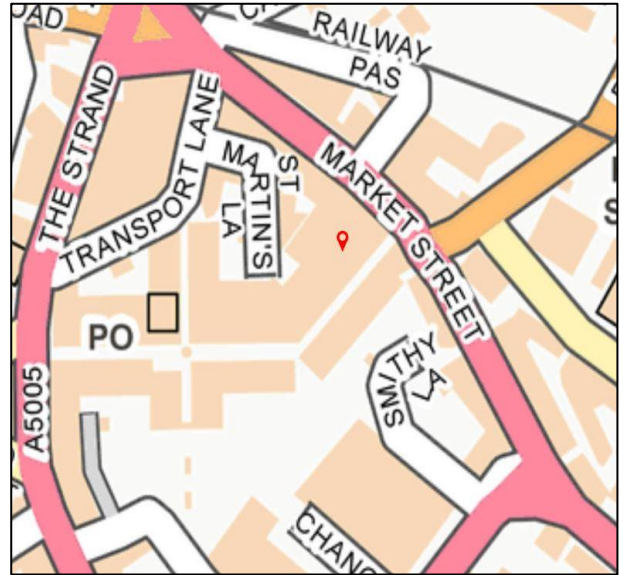
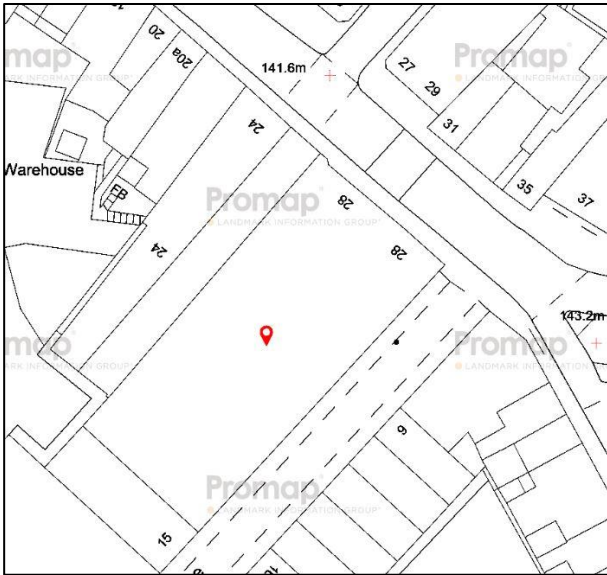


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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