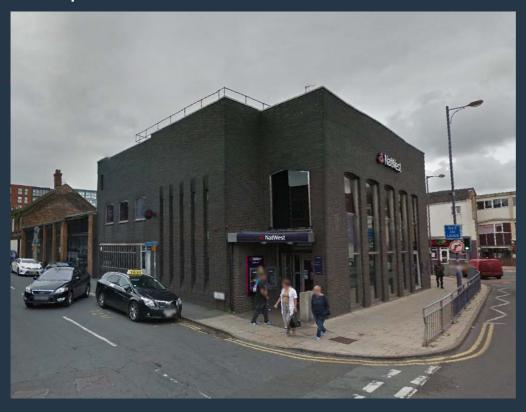


1 Campbell Place Stoke-on-Trent, ST4 1ND



For further information please contact:

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Jennifer Mallon T: 0151 471 6714 <u>jennifer.mallon@gva.co.uk</u>

Subject to Contract

Description

Stoke-on-Trent is a city located in Staffordshire.

The subject property is located on Campbell Place (A52) a busy high street and thoroughfare. The subject comprises three storey former bank premises occupying a prominent corner plot. Nearby occupiers include Heron Foods, Ladbrokes and Coral.

Accommodation

The premises provide the following approximate net internal floor areas:

Floor Areas	Sqm	Sq ft
Ground Floor	189.5	2.040
First Floor	166.1	1.788
Second Floor	Staff WC	Staff WC
Basement	61.5	662
Total	417.1	4,490

Tenure

We are advised the premises are held freehold.

Price

£145,000

Business Rates

Rateable Value: £20,500 2017 List)

UBR 2017/18: 47.9p

Interested parties should make their own enquiries with the Local Authority.

Planning

The premises benefit from planning consent for A2 use (Financial & Professional Services).

Legal Costs

Each party to bear their own legal and professional costs incurred in any transaction.

EPC

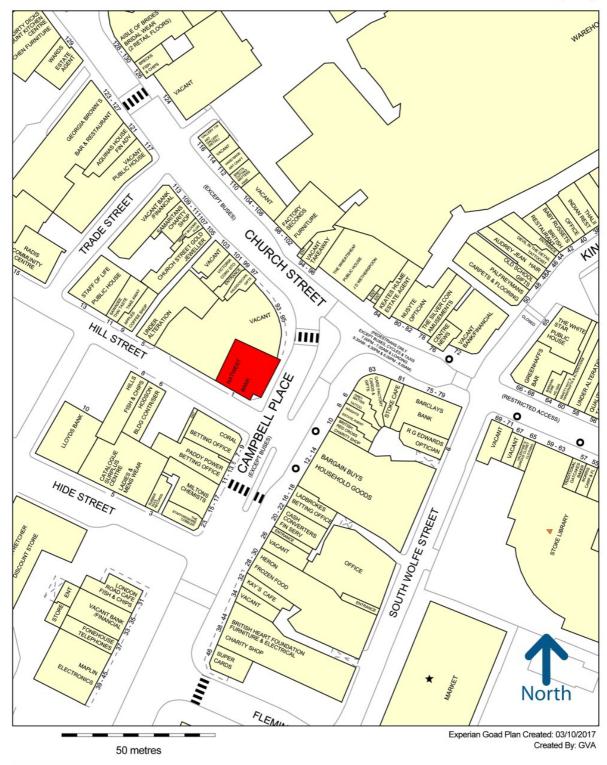
An Energy Performance Certificate is available upon request.

VAT

VAT, if applicable will be charged at the standard rate.







Map data

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November 2017

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