

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



For further information  
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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, Ladbroke's 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
<b>Total</b>	<b>417.1</b>	<b>4,490</b>

### 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.



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