



SITUATION

Occupying a prominent corner position at the junction with Swan Square and Moorland Road in this retail thoroughfare, nearby branches of **B&M Bargains** and **Tax Assist Accountants** and a variety of local traders.

Burslem lies approx. 3 miles north of Stoke-on-Trent and benefits from good road links via the A53 and the A500.

ACCOMMODATION

Ground Floor Former Bank

| | |
|----------------------|---------------------|
| Total Gross Frontage | 78'8" |
| Internal Width | 46'10" |
| Shop & Built Depth | 51'4" |
| Sales Area | Approx. 1,165 sq ft |

Basement

| | |
|------|-------------------|
| Area | Approx. 370 sq ft |
|------|-------------------|

First Floor Ancillary

| | |
|------|----------------------------|
| Area | Approx. 820 sq ft plus WCs |
|------|----------------------------|

Second Floor Ancillary

| | |
|------|-------------------|
| Area | Approx. 360 sq ft |
|------|-------------------|

Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC¹

| | |
|------|--------------------------------|
| Area | Approx. 620 sq ft ¹ |
|------|--------------------------------|

Total Area **Approx. 3,335 sq ft**

¹Not inspected by Barnett Ross. Area provided by Vendor.

PROPERTY

A substantial corner building comprising a **Ground Floor Former Bank** with internal access to **Ancillary Accommodation** at basement, first and second floor levels. In addition, there is separate front access from Moorland Road to a **Self-Contained Flat** on second floor level.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: There may be potential to convert the commercial element to alternative uses including Residential use, subject to obtaining the necessary consents.



Vacant Former Bank

The Surveyors dealing with this property are
John Barnett and Elliott Greene

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**

Vendor's Solicitors

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