

Lot 25

Ephraim Court, Ephraim Street,
Hanley, Stoke-on-Trent,
Staffordshire ST1 3SH

***Guide: £60,000**
Under £3.85 per sq ft Freehold
6 week completion



SITUATION

Located in this mixed commercial and residential area, directly opposite the Emma Bridgewater Pottery Factory, just off the main A50 (Lichfield Road) leading directly into Hanley town centre, which forms part of the City of Stoke-on-Trent.

Stoke-on-Trent lies approximately 32 miles south of Manchester and 42 miles west of Nottingham, enjoying excellent road access to the M6 (Junctions 15 & 16).

PROPERTY

A substantial building in dilapidated condition comprising a mix of former **Light Industrial and Office Units** planned over ground, first and second floors. The property includes an inner courtyard area with vehicle access off Ephraim Street.

ACCOMMODATION¹

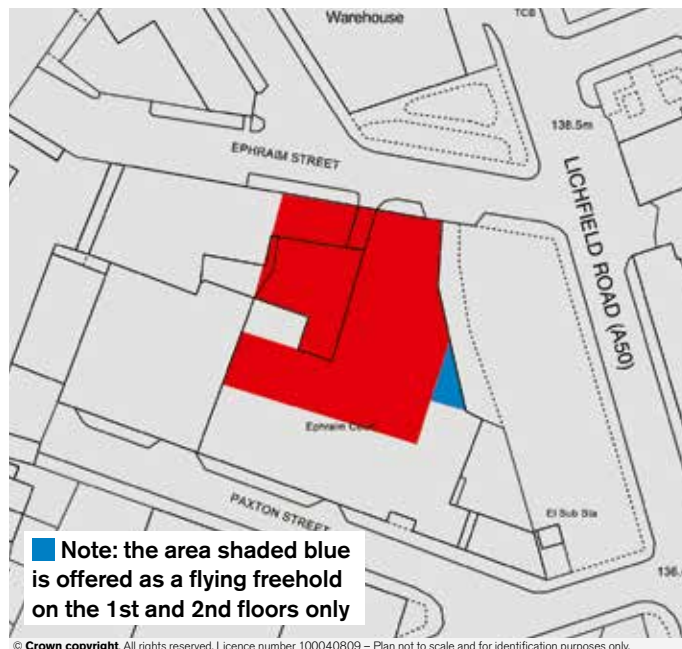
Total Area **Approx. 15,639 sq ft**

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

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: There may be potential for residential conversion, subject to obtaining planning.



Note: the area shaded blue is offered as a flying freehold on the 1st and 2nd floors only

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Vacant Freehold Approx. 15,639 sq ft

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

Vendor's Solicitors

Bevan Kidwell LLP
Tel: 020 7843 1820 Ref: Simon Sullivan Vince
Email: simon@bevankidwell.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**