



SITUATION

Located just off the A50 (Lichfield Road) which leads straight into Stoke-on-Trent city centre (Hanley) which is a regional shopping centre and ½ mile from the property. There is also good access to the A500 which links Junction 15 and 16 of the M6 Motorway. Stoke- on-Trent lies midway between Manchester and Birmingham, both approx. 40 miles away.

PROPERTY

Forming part of a courtyard development of light industrial units comprising a former **Pottery Workshop** on ground, first and second floors.

ACCOMMODATION

Ground Floor Workshop

Area Approx. 580 sq ft

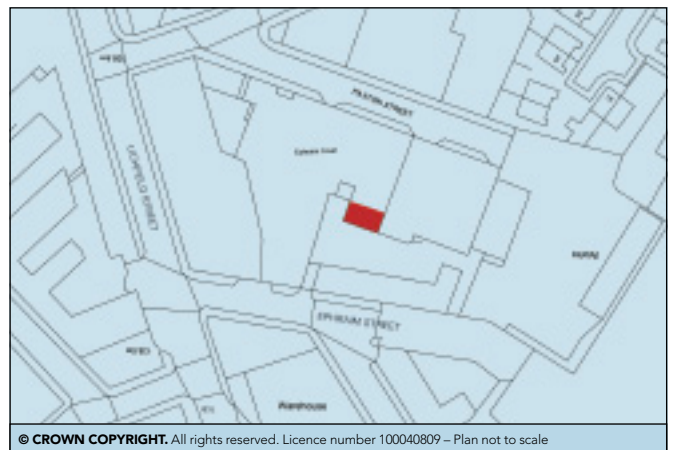
First Floor Workshop

Area Approx. 560 sq ft

Second Floor Workshop

Area Approx. 575 sq ft

Total Area Approx. 1,715 sq ft



VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Workshop

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

* Refer to Point 9 in the 'Notice to all Bidders' page

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts