Lot 14

22 Market Street, Longton, Stoke-on-Trent, Staffordshire ST3 1BX

***Guide: £50,000**
Vacant Shop & Uppers
In same family ownership for over 30 years
6 week completion



SITUATION

Close to the junction with Anchor Road in the town centre, amongst a variety of independent traders.
Longton is one of the five Pottery Towns, located approximately 5 miles south of Hanley and enjoying good road access to the M6 (Junction 15).

PROPERTY

An attractive mid terrace building comprising a **Ground Floor Shop** with separate front access to **Ancillary Accommodation** on first and second floors.

ACCOMMODATION

Ground Floor Shop		
Gross Frontage		23'0"
Internal Width		15'3"
widening to		20'3"
Shop Depth		45'6"
Built Depth		67'6"
Area	Approx.	1,115 sq ft
First Floor		
Storage/Kitchen Area	Approx.	400 sq ft
WC		
Second Floor		
Office/Storage Area	Approx.	480 sq ft
Total Area	**Approx.**	**1,995 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Shop & Uppers

Vendor's Solicitors
Keystone Law
Tel: 020 3319 3700 Ref: Dagmara Selwyn-Kuczera
Email: dagmara.selwyn-kuczera@keystonelaw.co.uk

The Surveyors dealing with this property are **John Barnett** and **Jonathan Ross**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**