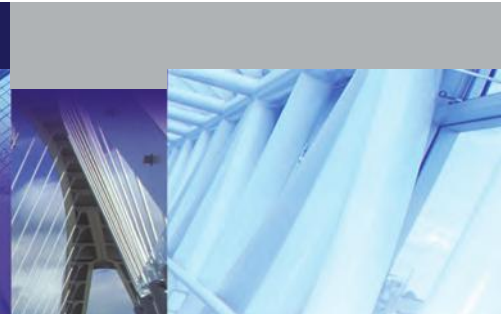




**Michael Steel & Co**  
PROPERTY CONSULTANTS



## **FOR SALE**

# **DETACHED THREE STOREY OFFICES**

**VICTORIA CHAMBERS, 48 THE BOULEVARD,  
TUNSTALL, STOKE-ON-TRENT, ST6 6DW**

361.85m<sup>2</sup> (3,895 sq ft)

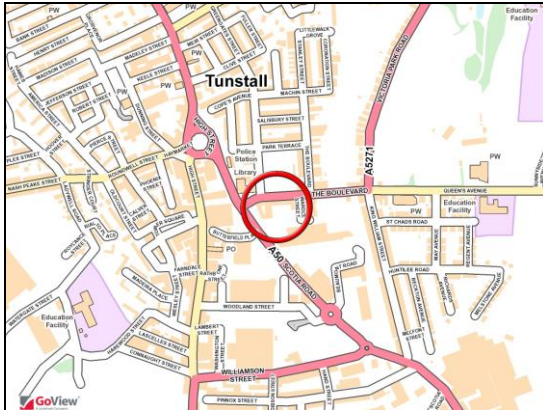


- Detached three storey office premises with ground floor showroom
- Concrete framed building extending to 3,895 sq ft
- Well presented and modernised throughout
- Edge of town centre location with main road frontage
- Versatile building suitable for a wide range of uses (STP)

# **0113 2348999**

## Location

The property is prominently located on The Boulevard (A527) on the edge of the town centre, opposite the Library and a beautifully rendered public park. Approximately 100 yards to the rear is the recently constructed retail park within which Costa, Card Factory, Home Bargains, Iceland and Boots are located



## Description

A three storey concrete framed building constructed in the 1930s originally as a bank and still retaining many of its original 'art-deco' features. Most recently used as offices throughout, the ground floor has planning to be used as a showroom and benefits from floor to ceiling frontage. Internally there are a range of private and open plan rooms offering versatile space suitable for a variety of uses. The property has been modernised and thoroughly maintained and benefits from majority uPVC double glazing throughout, air conditioning, CAT V cabling and recently replaced flat roof surfaces.

## Accommodation

### Ground Floor

Showroom	1,147 sq ft
Office 1	163 sq ft
Vault/store	186 sq ft
Kitchen	120 sq ft
Store	100 sq ft
2 x WCs	-

### First Floor

Office 2	337 sq ft
Office 3	175 sq ft
Office 4	141 sq ft
Office 5	138 sq ft
Office 6	222 sq ft
Office 7	221 sq ft
Male WC	-
Female WC	-

### Second Floor

Office 8	447 sq ft
Office 9	178 sq ft
Office 10	215 sq ft
Kitchen	105 sq ft

**Total NIA:** 3,895 sq ft

### Basement

2 x rooms 293 sq ft

## Business Rates

Rateable Value	£16,500
Rates Payable	£7,920 per annum (17/18)

## Planning

Currently the property has consent to use the ground floor as a showroom (A1) with the upper floors being used as offices (B1).

Subject to planning could be used for alternative uses to potentially include:-

- A2 (Financial + Professional Services)
- A3 (Restaurants + Cafes)
- A4 (Drinking Establishment)
- C4 (Houses of Multiple Occupation)
- D1 (Non residential Institution) i.e. clinic, Place of Worship or day nursery)

## Tenure

Available freehold, subject to contract with vacant possession.

## Price

£175,000.

## Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

**Michael Steel & Co**  
**Andrew Steel**

**Tel: 0113 234 8999**  
**[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)**

**Rory Mack Associates**

**Tel: 01782 715725**

**Our Ref: 2407/A/S**  
**July 2017**

**Subject to Contract**



**Michael Steel & Co**  
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**0113 2348999**  
**[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)**

**Michael Steel & Co** conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.