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TO LET



**OFFICES
SUITABLE FOR VARIOUS USES
(STPP)**




7,305 SQ.FT (678.66 SQ.M)

Approx. Net Internal Area

WE PROMOTE
THIS PROPERTY
ONLINE...



**FORMER NATWEST BANK,
FOUNTAIN PLACE,
BURSLEM
STOKE-ON-TRENT
ST6 3QA**

-  **Period Property**
-  **Prominent Location**
-  **May Split**

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01782 202294

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THE CONTACTS FOR THIS PROPERTY ARE:

Strictly via agent:

Mounsey Chartered Surveyors

Lakeside, Festival Way, Festival Park, Stoke on Trent, ST1 5PU.

Telephone: **01782 202294**

Contact: **Tom Johnson / James Craine**

Email: **tom@mounseysurveyors.co.uk**
james@mounseysurveyors.co.uk



LOCATION

The property is prominently located on Fountain Place in Burslem off the B5051, approximately 2.4 miles from Hanley City Centre. The property is approximately 1 mile from the A500 dual carriageway which provides access to the local and regional road network. Longport Railway Station is situated on the Crewe to Derby line and is approximately 0.8 miles distant.

DESCRIPTION

The property is well known locally, being formerly occupied by NatWest Bank and comprising a listed period office building retaining many of its original features arranged over basement, ground and first floor.

The ground floor accommodates the former banking hall which is predominately open plan with a series of private rooms off this area, in addition to male and female WC's. The first floor is arranged as a main open plan office at the front of the property with a further four smaller offices/store and a former staff room. There are additional male and female toilets on this floor as well as a kitchen facility.

The basement is substantial in size and is considered suitable for use as an archiving facility or additional storage.

The property is heated by way of a gas fired central heating system (not tested) throughout the ground and first floor.

Externally there is a secure, covered loading area which has a capacity for 2-3 vehicles to park. Additional car parking can be made available by way of separate negotiation.

ACCOMMODATION

SQ.FT SQ.M

| | | |
|---------------------|--------------|---------------|
| Ground Floor | 2,681 | 249.07 |
| First Floor | 1,834 | 170.38 |
| Second Floor | 308 | 28.61 |
| Basement | 2,482 | 230.59 |
| TOTAL | 7,305 | 678.66 |

TENURE

The property is available by way of a new flexible lease on terms to be agreed.

RENT

£20,000 per annum.

RATING ASSESSMENT

The Rateable Value listed in the 2017 list is £30,750. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

EPC

The property has an EPC rating of E – 104.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

SERVICES

All main services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for its own legal costs in connection with the transaction.

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