

**For Sale by Private Treaty**

**FREEHOLD GARAGE/REPAIR WORKSHOP  
WITH LIVING ACCOMMODATION**

**BANK END  
BROWN EDGE  
STOKE-ON-TRENT  
ST6 8QR**



- **2004 Sqft (186m<sup>2</sup>) Workshop/Office Space**
- **Two bedroomed Living Accommodation**
  - **Sloping Site with Storage Yard**

**Price Guide £350,000**

The brick and rendered single story buildings provides the following accommodation:

**Block Paved Forecourt** with brick retaining wall

**Workshop** (1870 Sqft) Accessed via a single Roller Shutter Door (12'0" x 9'8" high) or side personnel door, and having a concrete floor and acoustic tiled ceiling. Leading off the Workshop are WC, 3 Store Cupboards and an under Stairs Cupboard

**Office** (134 Sqft) with recessed storage area.

**Living Accommodation**

A rendered brick structure with felt flat roof providing

**Living Room** 11'0" x 13'2" (3.35m x 4.01m) with Patio Door

**Inner Hall/Dining Room** 15'7" x 9'2" (4.75m x 2.79m) (effective) with Store Cupboard leading off

**Kitchen** 10'11" x 9'4" (3.33m x 2.84m) with base units incorporating stainless steel single drainer sink and 1 wall cupboard.

**Bedroom 1** 8'7" x 9'5" (2.62m x 2.87m) plus 4'3" x 6'4" (1.30m x 1.93m)

**Bathroom** WC 5'3" x 9'7" (1.60m x 2.92m) (effective) Containing 3 piece Bathroom suite and Shower Cubicle

**Bedroom 2** 12'11" x 9'8" (3.94m x 2.94m)



## Services

The premises are supplied with mains electricity, gas, water and drainage. The living accommodation has a full system of central heating provided by a Worcester combi gas boiler (located in the kitchen).

## Tenants Fixtures

The following fixtures are not included within the sale of the freehold interest. They may be purchased by separate negotiation with the current tenants.

- Spraybake Gas heated Oven (21'2" x 11'5" ) (mxm)
- Paint Spray Store/Mixing Room with Safety Kleen Gun Wash Machine
- 2 Post Vehicle Lift (3000kg)
- Car Bench Body Jig
- Adicomp Air Compressor with Air Dryer
- Single Beam with Chain Hoist

## Goodwill

The current tenants, Autotec, will be relocating to alternative premises. In consequence their current business, and any goodwill attached to it, is not included within the sale of the freehold premises.

## Viewing

Strictly by prior appointment to be arranged through the selling agent's Newcastle offices.

## PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered.

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