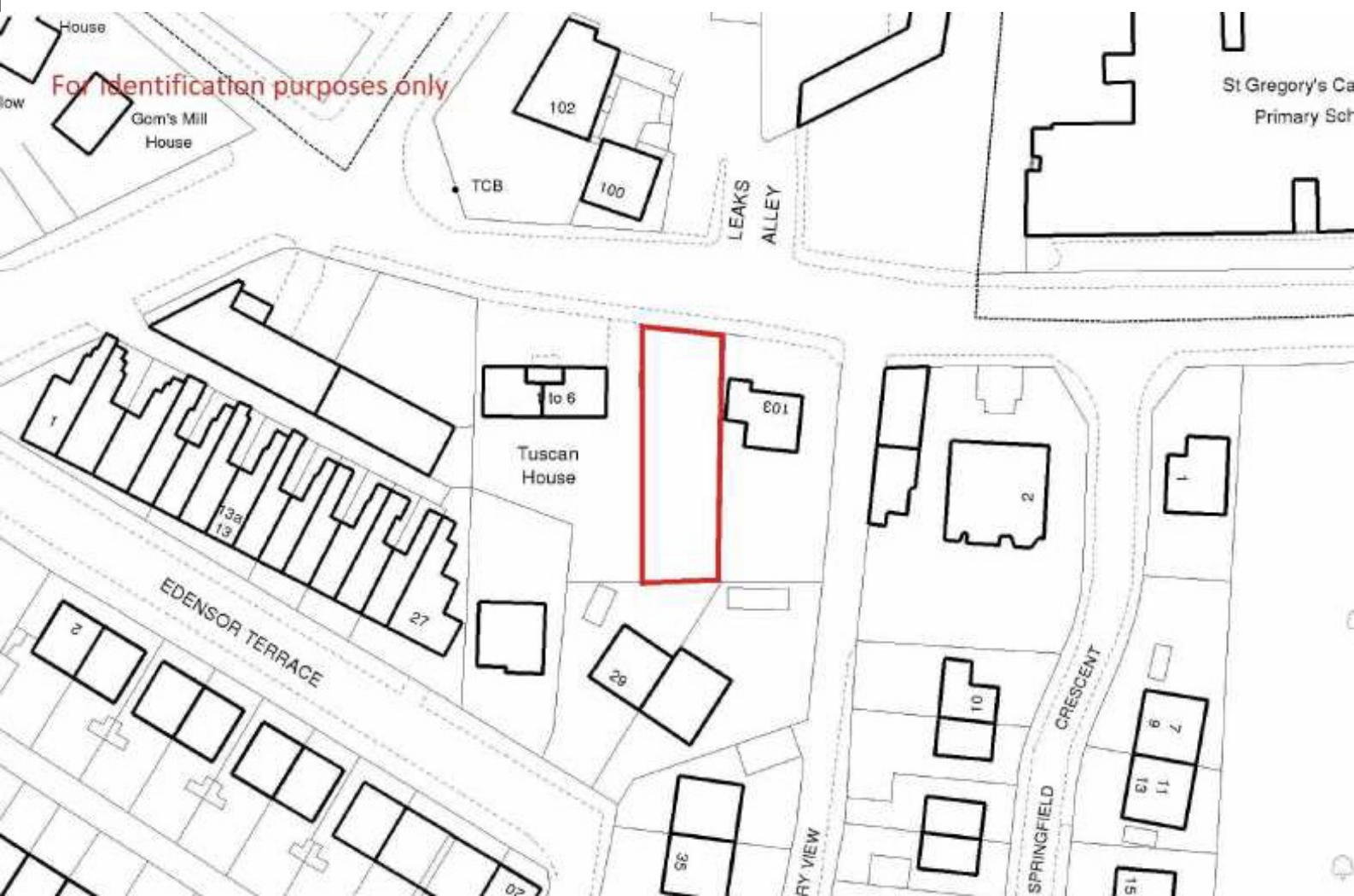




105 Spring Garden Road, Longton, Stoke-on-Trent, ST3 2QS

**309 sq m
0.08 acres**



£80,000

A cleared site with a 10.6m frontage and measuring 0.08 acres. The site was previously occupied by a substantial detached building which was beyond repair and now offers potential for a new build development.

To view: 01782 212201
commercial@bjbmail.com



Location

The site is located on Spring Garden Road, close to the junction with Gomms Mill Road / Edensor Road, with St. Gregory's Catholic Academy in the immediate vicinity. The A50 bypass is within 0.1 mile and Longton town centre is approximately 0.5 miles. Lidl are due to open a new store on the corner of Spring Garden Road.

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential purchasers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Tenure

Freehold with vacant possession upon completion.

Legal costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

Viewing

Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

Proof of Identification

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

VAT

All prices quoted are exclusive of VAT if applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.



IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.