



4 Station Road, Biddulph, Stoke-On-Trent, ST8 6BJ

£100,000

4 Station Road, Stoke-On-Trent ST8 6BJ

An ideal self contained commercial property located in a prominent position just off the main High Street of Biddulph Town Centre, situated in close proximity of well known retailers & independent shops.



Council Tax Band: Exempt



Offering a fully functioning and modern interior divided into two office spaces or treatments rooms, a fully fitted kitchen, utility, store room and WC, this property would lend itself to a multitude of professions or services.

Previously utilised as a chiropodist this property would be ideal for a service based business such a beauty therapy or as office space and is conveniently located adjacent to Sainsburys carpark, offering a 3 hour stay or additional temporary spaces can be found on the road side outside the premises itself.

Offered with no upward chain this presents an ideal opportunity for a new business start up or relocation.

Entrance Hallway

4'5" x 14'8"

Composite front entrance door.

Front Office

8'5" x 9'10"

UPVC double glazed window to front aspect. Electric radiator.

Kitchen

9'5" x 12'11"

Shaker style cupboards and base units with fitted wood effect work surface over. Stainless steel sink with mixer tap over. UPVC double glazed window to front aspect.

Office Room Two

8'11" reducing 8'9" x 19'7"

Shaker style base units with wood effect fitted work surface over. Electric radiator.

Utility Room

6'2" x 5'9"

Shaker style cupboards and base units with wood effect fitted work surface over.

Store Room

Base units with fitted worksurface over, stainless steel sink with mixer tap over.

W/C

Having WC and wash hand basin with stainless steel tap over.





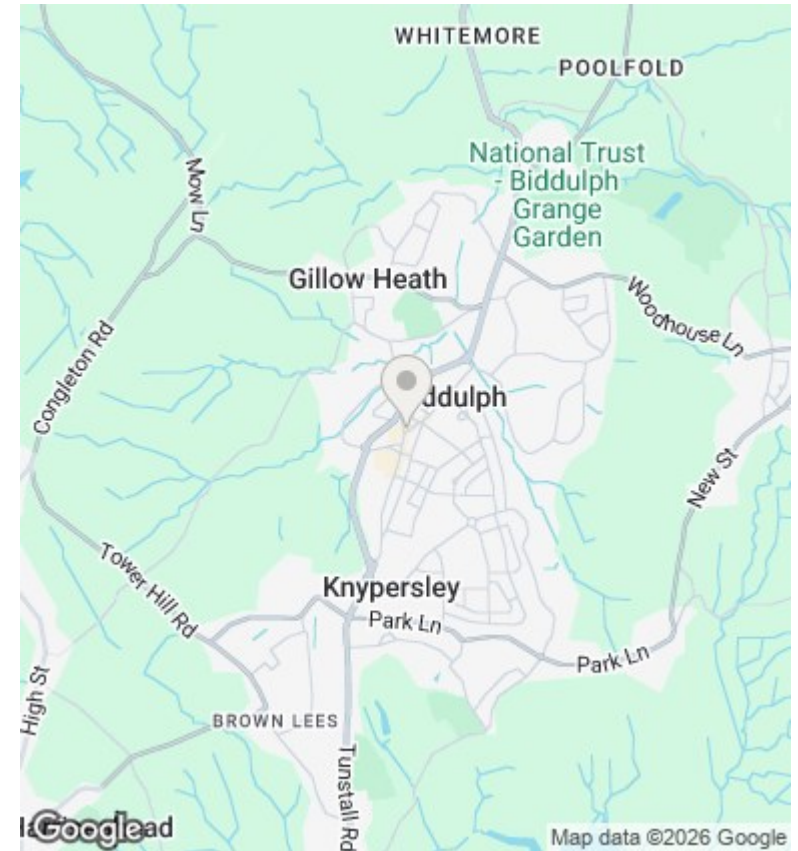
Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

Exempt



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 