

RETAIL/OFFICE LONGTON



2 Market Street, Longton, Stoke-on-Trent ST3 2HW



FOR SALE

EPC

A copy of the Energy Performance Certificate is available on request.

ACCOMMODATION

Ground Floor	1,464 sq ft	136 sq
Basement	1,105 sq ft	102.7 sq
First Floor	1,409 sq ft	130.9 sq m
Second Floor	1,452 sq ft	134.9 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£29,250
Rates Payable (2025)	£14,596

This information is for guidance only, interested parties to make their own enquiries.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWING & OFFERS

This property is being sold through an informal tender process hosted on **Offr.io**. To view full details and participate in the sale, please scan the QR code above. All interested parties must register on **Offr.io** to submit an offer.

BWD

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LOCATION

Longton is one of the six towns that amalgamated to form Stoke-on-Trent. It is located approximately 3 miles southeast of Stoke's city centre, Hanley. Longton is highly accessible being about 4 miles east of Junction 15 of the M6 and with its train station providing regional and national transport links.

SITUATION

The property is situated in a corner plot, at the western end of Market Street. Access is via the main entrance on Transport Lane, with an additional access point at the corner of the junction of Transport Lane and Market Street.

The property comprises ground floor retail space, with smaller offices being located on the ground and both upper floors. WCs and storage spaces are found in the basement and on the second floor. Two staircases connect the ground floor with the upper floors, with the one providing access to the basement also.

TENURE

Freehold with vacant possession.

GUIDE PRICE

Offers in excess of £200,000.



50 metres

Experian Goad Plan Created: 02/05/2025
Created By: Bidwell Webber De Pons Ltd