



1 Longfield Road, Hartshill, Stoke on Trent, ST4 6QN
For Sale: £400,000

Medical/Day Centre
Gross Internal Area 294.76 sq. m (3,172 sq. ft.)

Description

The property comprises a traditionally constructed part single/part two-storey building having a longstanding use as medical/day centre.

The building specification includes:

- Double glazed windows
- Plastered walls and ceilings
- Mixed floor coverings
- Gas Central Heating with supplementary electric heating to some areas
- Mixed lighting
- Perimeter trunking
- Fire Alarm
- Emergency Lighting

Site coverage is approximately 40% with external areas comprising off-street parking for approximately 5 cars to the Ashlands Avenue frontage and garden land to the remainder.

Accommodation

Ground Floor	Sq. m	Sq. ft
Entrance Foyer	5.60	60
Reception/Day Area	61.27	660
Stairwell		
Internal Circulation		
Kitchen	11.04	119
Office	10.92	118
WC	5.49	59
Wet Room	9.37	101
Office	13.36	144
Storeroom	4.36	47
Office	11.77	127
Storeroom	3.57	38
Office	15.10	163
Storeroom	5.61	60
Office	11.42	123
Storeroom	4.36	47
First Floor		
Internal Circulation		
Meeting Room	26.31	283
WC	4.15	45
Kitchen	6.13	66
WC	5.31	57
Office	11.21	121
Storage Cupboard	2.07	22
Gross Internal Area	294.76	3,172

Services

All mains' utilities services and mains drainage appear to be available.

Energy Performance

Energy Rating B

Planning

The Property has a longstanding use as a medical/day centre, now most likely to fall within Use Class E of the Town and Country Planning (Use Classes) Order 1987, as amended. Interested parties are recommended to make their own investigations with Stoke on Trent City Council.

Rateable Value

- Description: Surgery & Premises
- Rateable Value: £12,750
- Effective Date: 1 April 2026

Tenure

Freehold with vacant possession.

Price

£400,000

VAT

Not applicable.

Costs

Each party is to be responsible for their own legal costs.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations identification and confirmation of the source of funding will be required from the purchaser.

Viewings

Viewing is strictly by appointment with the Sole Agent:

Glenn Hammond MRICS

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

Phil Webb

T: 01782 659 905

M: 07821 639 094

E: phil@hammondsurveyors.co.uk

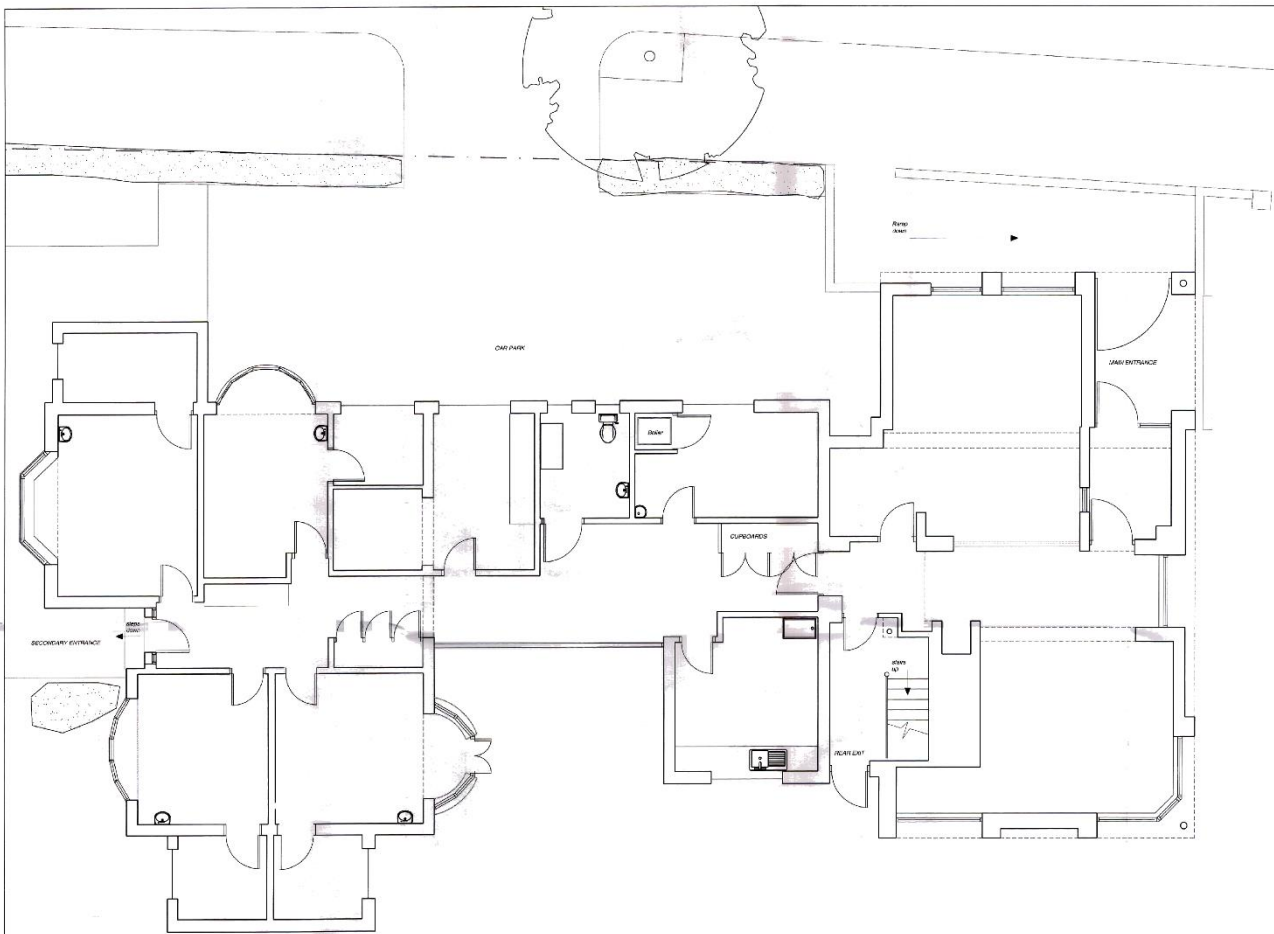
Subject to Contract

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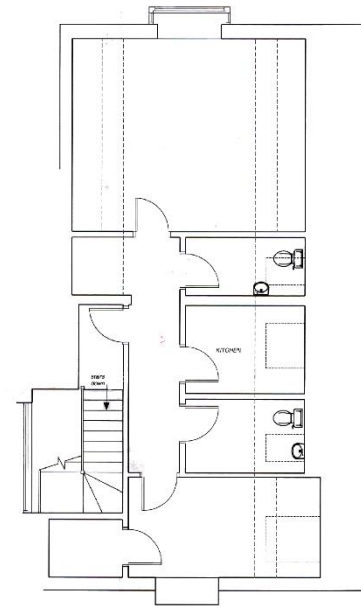








GROUND FLOOR PLAN



FIRST FLOOR PLAN

1 LONGFIELD ROAD, HARTSHILL
STOKE ON TRENT

Date DEC 2012