

LOT  
**11**

39 Queen Street, Burslem,  
Staffordshire ST6 3EH

**Guide Price £75,000\***

**END OF TERRACED SHOP AND UPPERS  
WITH DEVELOPMENT POTENTIAL**



The property comprises a two storey semi-detached former card shop benefitting from a roller shutter and on street parking within the vicinity. The accommodation comprises ground floor trading area with rear storage area. The first floor accommodation is accessed via an internal staircase and is split into various rooms. We have been verbally advised by the vendor that there has been consent given for residential use many years ago comprising two first floor apartments and an office to the ground floor. Any intending purchaser should make their own planning enquiries in this regard. There is a great deal of regeneration going on within the immediate vicinity. The property is located in Burslem close to the town centre within an area of both retail and residential property. It is sold with vacant possession.

#### **ACCOMMODATION**

Overall approximately 149 sm

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

Stoke on Trent Council Rateable Value £5900

#### **VIEWING TIMES**

By appointment through the Auctioneers, subject to Government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN