

LOT
26

Dresdon House, 98–108 The Strand, Stoke-on-Trent ST3 2QH

Guide Price £350,000*

PART LET INVESTMENT BUILDING WITH EXCELLENT DEVELOPMENT POTENTIAL



This substantial three storey building consists of retail units to the ground floor with offices to the two floors above. The building is let out in part (2 out of 6 units) producing a current rental income of £9,000 plus VAT per annum. We understand that pre-lockdown 4 of the 6 units were let out generating £31,100 per annum. The building offers excellent potential for development and we are informed that the vendors' architects have indicated that a scheme of 16 flats may be possible for this building. Any intending purchaser should of course make their own enquiries with the local planning department. Please note that VAT is applicable to this lot.

ACCOMMODATION

We understand that the building is approximately 6090 sf in size.

TENURE

Freehold

LOCAL AUTHORITY

Stoke-on-Trent City Council
01782 232372

VIEWING TIMES

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

STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN