

# Lot 25

Vacant

117 High Street,  
**Tunstall, Stoke-on-Trent, Staffordshire ST6 5TA**  
 Freehold Former Bank Opportunity



## Key Details

- Comprises 4,004 sq ft over three floors
- Possible Development/Change of Use opportunities (subject to necessary consents)
- Prominent position on High Street
- Close to Tunstall Market and Farndale Street car park
- Nearby retailers include WHSmith, Savers Health and Beauty, Argos, Matalan and various independent retailers
- VAT-Free Opportunity

On Behalf of **The co-operative bank**

### Location

Miles: 3 miles north of Newcastle-under-Lyme  
 12 miles east of Crewe  
 Roads: A34, A53, M6  
 Air: Manchester Airport

### Situation

Tunstall is a Potteries town located approximately 32 miles south of Manchester. The property is situated in a prominent position on the west side of High Street, close to Tunstall Market and Farndale Street car park. Nearby retailers include WHSmith, Savers Health and Beauty, Argos, Matalan and various independent retailers.

### Description

The property comprises a three storey building, currently arranged as a ground floor former bank, with office/ancillary accommodation on the first and second floors. The property forms part of a larger former branch.

### Tenure

Freehold

### VAT

VAT is not applicable to this lot.

### Energy Performance Certificate

D. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Banking Hall/Retail	82.85 sq m	(892 sq ft)	VACANT
First	Office/Ancillary	54.82 sq m	(591 sq ft)	
Second	Ancillary	48.25 sq m	(520 sq ft)	
<b>Total</b>		<b>185.95 sq m</b>	<b>(2,003 sq ft)</b>	



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