

# Lot 18

## The Station Public House, Stanton Road, Stoke-On-Trent, Staffs ST3 6DF

**GUIDE PRICE: £200,000**



**SPACIOUS FORMER PUBLIC HOUSE  
PREMISES WITH DEVELOPMENT POTENTIAL**

This imposing former public house premises occupies a corner site on Stanton Road of approximately 0.36 acres and in our opinion offers excellent scope for potential development subject to obtaining any necessary planning consents. The brick built building also offers parking and offers accommodation over 3 floors including basement. Stanton Road is located off Weston Road and also runs parallel A50 Uttoxeter Road. The site is sold with the benefit of full vacant possession and we understand that VAT is applicable to this lot.

### **ACCOMMODATION**

Basement approx 1199 sq ft

Ground floor approx 2837 sq ft

First floor consisting of a large flat (not measured by the Auctioneers)

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

Stoke on Trent City Council 01782 234234

Rateable Value: £5,200

### **TENURE**

Freehold

### **VIEWING TIMES**

By appointment through the Auctioneers

### **JOINT AUCTIONEERS**

Raj Singal, Woodend Estates, 1 Byron Parade,  
Uxbridge Road, Hillingdon,  
Middlesex, UB10 0LZ, 020 8573 7200



**STARTING BID**

**FINAL BID**

**NOTES**

**SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN**