

TRADITIONAL WORKSHOP BUILDING



at

**EASING VILLA FARM,
EASING LANE, THORNCLIFFE,
NR. LEEK, STAFFS.**

**Available for Employment Purposes
(Subject to Planning Approval)**

This well built, two-storey building is constructed in brickwork with a tile roof and has a gross internal area of **1200 sq.ft.** over two floors.

The **Ground Floor** (32ft. x 19ft. gross) comprises **Three Units**, each with an up and over door with loft storage over.

Access to the building is over a shared drive to the adjoining residential property with temporary unloading provision at the front. Parking is available at the rear of the building where there is an area available for the installation of a septic tank if required.

Daniel & Sons for themselves and for the vendors of this property give notice that the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection as to the correctness of each item. No Person in the employment of Messrs. Daniel & Sons has any authority to make or give any representation or warranty in relation to this property.

Existing Services:

Single phase electricity sub-meter from adjoining residence which will need to be regularised with service supplier.

Mains water available at Buxton Road.

Terms

The property is available to let at **£1,500** per annum on a full repairing and insuring basis, or, alternatively, for sale freehold at **£80,000**

Daniel & Sons for themselves and for the vendors of this property give notice that the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection as to the correctness of each item.
No Person in the employment of Messrs. Daniel & Sons has any authority to make or give any representation or warranty in relation to this property.