



Rear of Town Road,  
Old Mill Mews



**OneAgency**

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# Offers in Excess of £150,000

Outstanding investment opportunity comprising of three properties, which are currently let with an annual income of £16,680 (tenancy agreements awaited) One property is a potential development opportunity subject to relevant planning permission to increase the annual income for this investment. The properties are located in Hanley Town Centre, walking distance to the Potteries Centre.





## 2 Old Mill Mews

### Ground Floor

#### Hall

UPVC front door and carpet flooring.

#### Lounge/Kitchen/Diner

4.88m x 4.34m (16' 0" x 14' 3") An open plan space with a range of wall and base units with worktops, stainless steel sink basin, integral oven and electric hob with hood over, double glazed window, radiator and laminate flooring.

#### Guest W/C

1.78m x 0.95m (5' 10" x 3' 1") A low level W/C, hand wash basin and tiled flooring.

### First Floor

#### Bedroom One

4.92m x 4.44m (16' 2" x 14' 7") A double glazed window to the front, radiator and carpet flooring.

### En Suite

2.41m x 1.28m (7' 11" x 4' 2") A walk in shower unit with glass screen, vanity hand wash basin, low level W/C, radiator, double glazed window and tiled flooring.

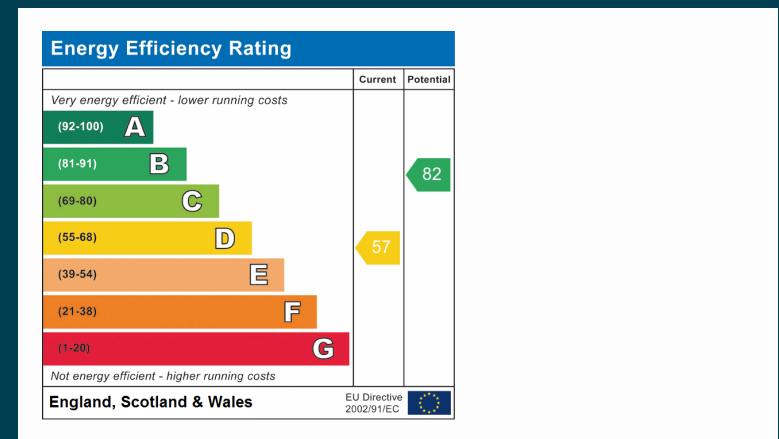
### External

One off road parking space.

### AGENTS NOTES

We understand the three properties are all on one title plan. We have a copy of this which can be requested. We understand that three of the properties - 1, 2 and 3 Old Mill Mews are currently tenanted with an income of £16,680 per annum (tenancy agreements awaited). Additional site is currently a development opportunity subject to the relevant planning permissions. We have EPC's on file for 1, 2 and 3 Old Mill Mews which can be sent upon request. We have only inspected 2 Old Mill Mews.





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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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