

RORY MACK

ASSOCIATES

FOR SALE:

Offers over £300,000

332 King Street

Fenton, Stoke-on-Trent
Staffordshire, ST4 3DB



- Prominently located Workshop/Trade Counter unit with roadside display area fronting King Street
- Total site area 0.21 acres with a 4,176 sq.ft. (GIA) unit
- Prominent location on A5007 with 104 feet of roadside frontage
- Currently income producing with agreement in principal for new lease
- 2016 daily statistics state that 17,767 cars drive past the site per day
- **Business unaffected**

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

A detached workshop/trade counter unit of brick elevations supporting a steel truss pitched roof surface extending to 4,176 sq.ft. (GIA) together with a well-proportioned roadside display area with extensive roadside frontage. The premises is currently occupied by an individual, holding over on a Full Repairing and Insuring lease composed outside of the Landlord and Tenant Act 1954 (Sections 24-28), although the tenant has offered to take a new 10 year lease.

LOCATION

The property is prominently located on King Street (A5007) in a mixed commercial/residential area approximately 1 mile to the west of Longton town centre and within approximately 1 mile of the A50 dual carriageway, which connects to the A500, approximately 2 miles.

ACCOMMODATION

The industrial unit has an internal width of 103'9" and an internal depth of 40'3" and Totals **4,176 sq.ft.** The entire site extends to **9148 sq.ft.** (0.21 acres/0.087 ha) on which is comprised **4,972 sq.ft.** of prominent roadside display area fronting King Street.

For those looking for roadside investment/development opportunities, we also have a property on Bucknall Road, Hanley, ST1 6AJ for sale at offers over £325,000.

SERVICES

We are advised that all mains services are connected to the premises, although this should be confirmed by an interested party. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

EPC

Band E – Asset Rating 103.

BUSINESS RATES

Rateable value: £11,000 (effective 1.04.17)

PLANNING

Currently used as a car wash with ancillary workshop. We understand that the premises retains its ongoing B2 (General Industrial) Use Class Order.

LOCAL AUTHORITY:

Stoke-on-Trent City Council
01782 232372 - planning department.

TENANCY

The property is currently occupied by an individual who is holding over via a Full Repairing and Insuring lease outside the Landlord and Tenant Act 1954 (Sections 24-28). The passing rent is set at £18,720 pax. However, the tenant has offered to take a new 10 year lease on similar lease terms with the rent in years 1 and 2 at £18,720 pa, years 3 and 4 at £19,920 pa, years 5 and 6 at £21,000 pa and with a rent review at the end of year 6 to RPI or Open Market Value (whichever is the greater).

TENURE

Available freehold, subject to contract.

VIEWING

As the site is trading interested parties are requested to view by appointment only.

C02061/07082018

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Strictly by appointment through agents:

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