

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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## ASSOCIATES



Strictly by appointment through agents:

Rory Mack Associates

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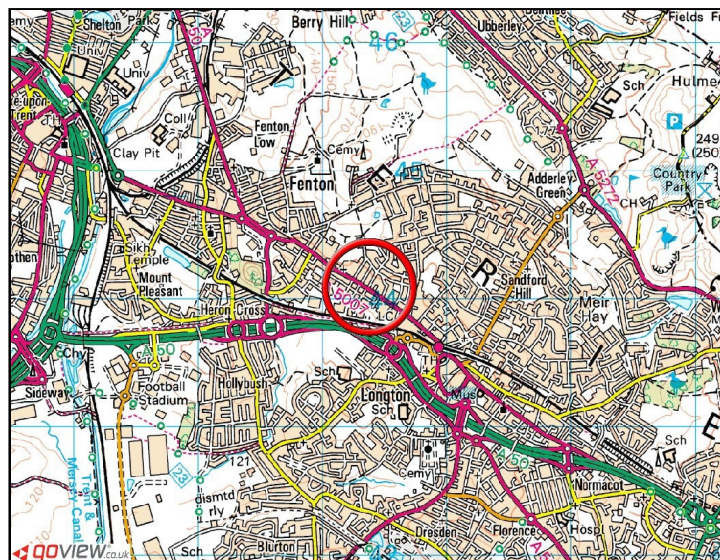
**ORDNANCE MAP**



**STREET MAP**



**TOWN MAP**



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