

RORY MACK

ASSOCIATES

FOR SALE:

Offers over £325,000

Bucknall Road

Hanley, Stoke-on-Trent
Staffordshire, ST1 6AJ



- **Very Prominent Roadside Investment/Potential Development site**
- **0.17 acre site with approximately 163 feet of roadside frontage**
- **Located on a very busy road (A52) with dual access**
- **Currently let (Outside the L&T Act) until May 2020 at £21,320 pa**
- **2017 daily statistics state that 13,935 cars drive past the site per day**

• **Business unaffected**

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Reg No. 6424169

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GENERAL DESCRIPTION

The site comprises a level parcel of land surfaced in concrete hardstanding and currently being used as a car wash. The site is level and has dual access points and benefits from approximately 163 feet of roadside frontage to the A52, one of the principal roads leading into Hanley city centre.

LOCATION

The site is very prominently located on Bucknall Road (A52) in an area largely given over to commercial activity and within 200 yards of the junction with Leek Road (A5009) and Bucknall New Road (A5008). Hanley city centre is approximately 1 mile to the west and the A52 and A5008 form one of the principal routes into the city.

The site can be accessed from both directions, which makes it particularly desirable from a redevelopment perspective.

ACCOMMODATION

Site Area:

Measured via Promap the site has an area of:

0.17 acres/0.07 ha

With a frontage of 163 feet and an average depth of approximately 48 feet.

For those looking for roadside investment/development opportunities, we are also selling 332 King Street, Fenton, ST4 3DB for sale at offers over £300,000.

SERVICES

We understand that mains services are connected, but this will need to be continued by the purchaser or the interested party. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

EPC

Not required.

BUSINESS RATES

Rateable Value: £3,500 (effective 1/4/17)

PLANNING

Currently used as a car wash, the site will have a Sui Generis Use Class Order.

LOCAL AUTHORITY:

Stoke-on-Trent City Council:

01782 232372 – planning department.

TENANCY

The site is currently let to an individual until 14/5/20 by way of a Full Repairing and Insuring lease, contracted outside the Landlord and Tenant Act 1954 (Sections 24-28) at a rent of £21,320 pa.

TENURE

Available freehold, subject to contract and existing tenancy.

VIEWING

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

C02060/06082018



Strictly by appointment through agents:

Rory Mack Associates

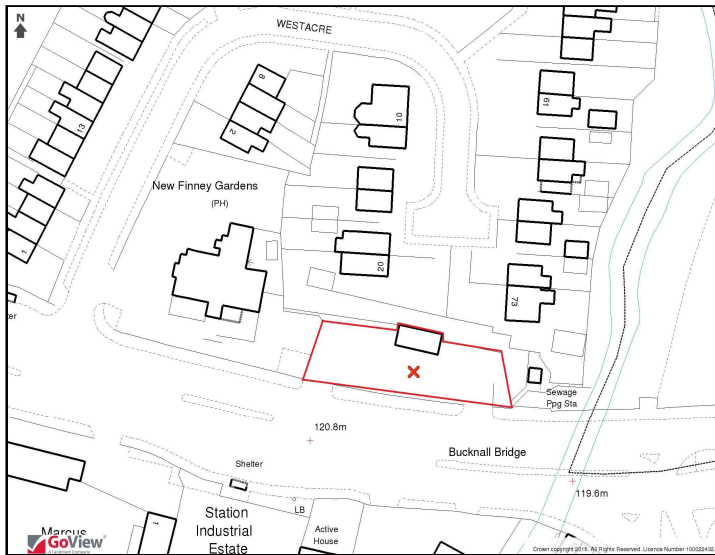
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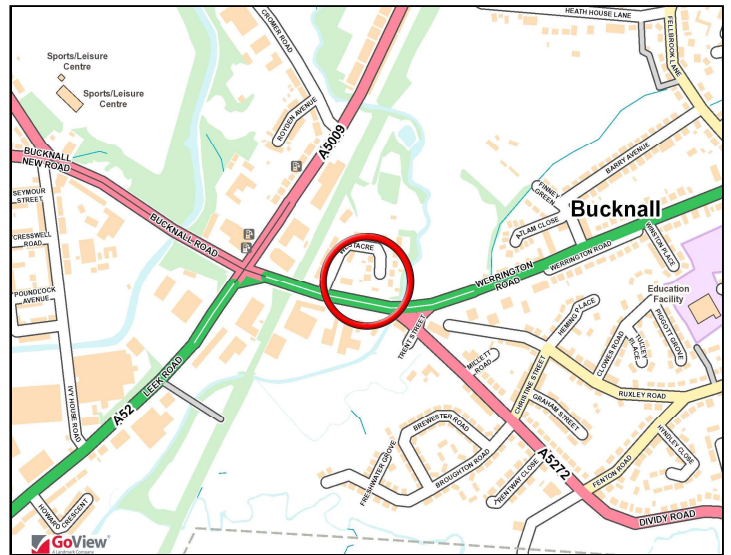
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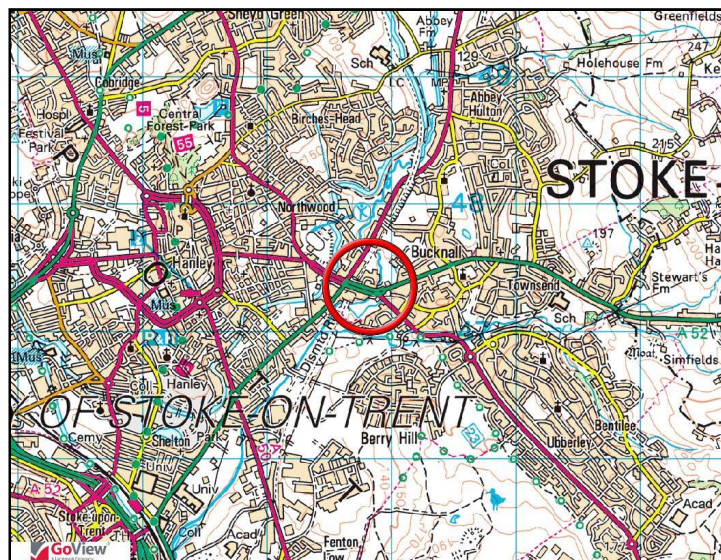
ORDNANCE MAP



STREET MAP



TOWN MAP



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