

# FOR SALE / TO LET

POTENTIAL PRIME DEVELOPMENT SITE (S.T.P.P)

WARNER STREET, HANLEY, STOKE-ON-TRENT, STAFFORDSHIRE, ST1 3DH



Contact Rob Stevenson: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

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# POTENTIAL DEVELOPMENT OPPORTUNITY

WARNER STREET, HANLEY,  
STOKE-ON-TRENT, ST1 3DH



## LOCATION

- Prime town centre site.
- Located within proximity to:
  - Smithfield Development
  - Hilton Garden Inn Hotel
  - Hanley Museum & Art Gallery
  - Public car parks
  - Developments proposed of the former police station opposite & library.

## DESCRIPTION

- [Click here for 360 Aerial Tour Link](#)
- [Click here for the Video Overview](#)
- [Click here for Internal 360 tour](#)
- Hard standing with existing warehousing.
- Potential for high-speed internet connection.
- Frontage onto Potteries Way ring road.
- Offered with vacant possession.

## TRANSPORT

- Main bus station less than 0.1 miles.
- Various public car parks & new multistorey in close proximity.
- Tesco Superstore within 0.2 miles.
- Stoke-on-Trent Railway within 1.4 miles.
- A500 'D' road 1.6 miles.
- M6 J15 within 4.5 miles.

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## ACCOMMODATION

Warehouses GIA	584.64 m <sup>2</sup> (6,293 ft <sup>2</sup> )
Site Area	0.60 acres (0.243 hectares)

## SERVICES

Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## PLANNING

The property was previously an auction room and more recently used as a coach depot. Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## BUSINESS RATES

The rateable value within the 2023 VOA Listing is £20,250. Interested parties are advised to make their own enquiries to Stoke-on-Trent City Council.

## PRICE / RENT

Offers are invited for the freehold with conditional offers also considered, subject to terms.

The premises are available to rent on a short term basis with terms to be agreed.

## LEGAL COSTS

To be agreed subject to terms.



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## VAT

Figures quoted are exclusive of VAT which is not applicable.

## TENURE

Freehold with vacant possession.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

## CONTACT

**Rob Stevenson**

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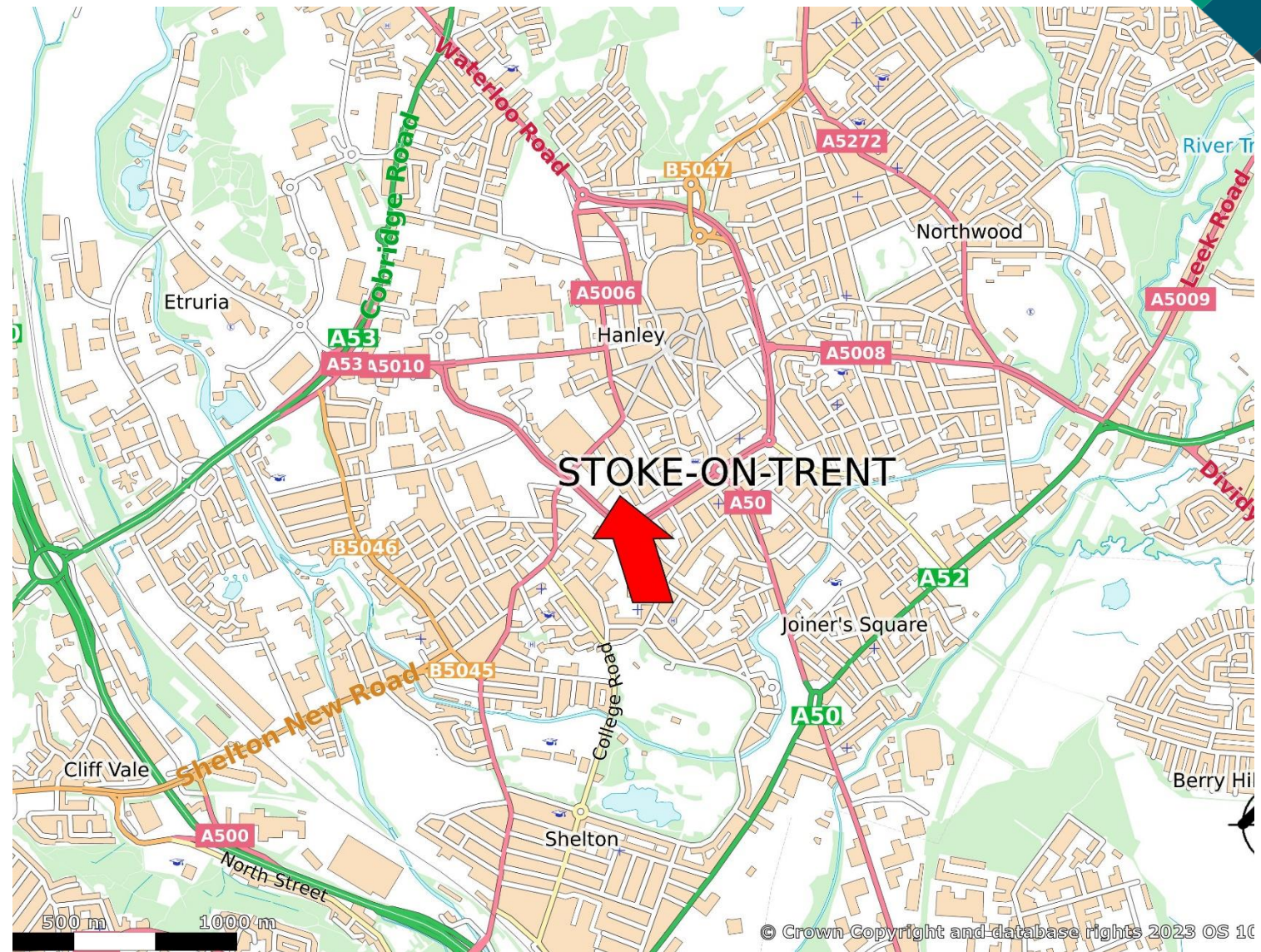
**Caine Savage**

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## Mounsey Chartered Surveyors

Lakeside, Festival Way, Festival Park,  
Stoke-on-Trent, ST1 5PU



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Hotel

Rising  
Bollards

Posts

ESS

FS

Stoke-on-trent Combined Court

RANELAGH STREET

POTTERIES WAY

Ward Bay

Fire Station

50 m

100 m

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# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) ☎ 01782 202294



## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.