

FOR SALE

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

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



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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.
- Let short term until 23rd April 2025.

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 ² (6,293 ft ²)
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

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

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.

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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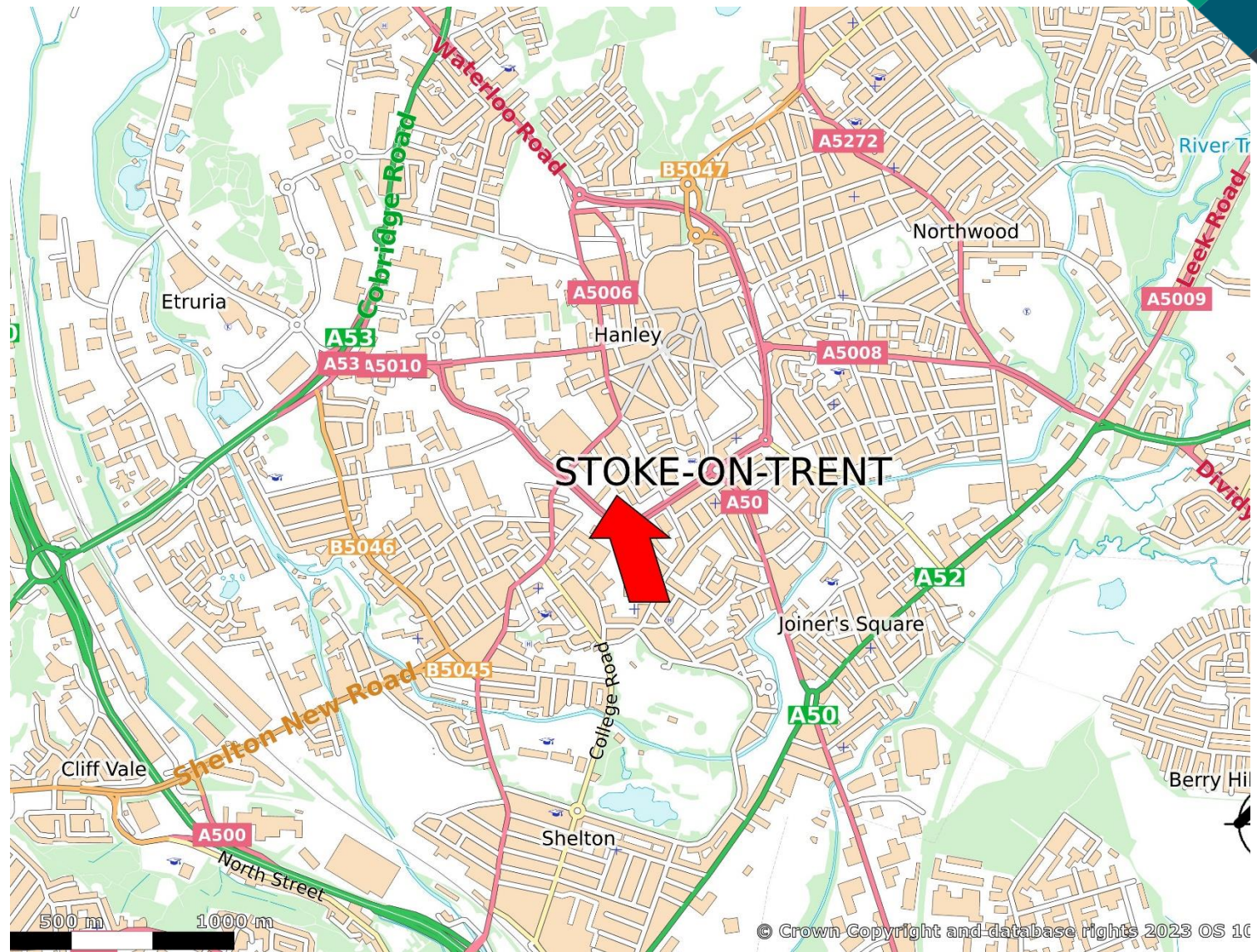
Caine Savage

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Mounsey Chartered Surveyors

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



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Hotel

ESS

FS

Stoke-on-trent Combined Court

RANELAGH STREET

POTTERIES WAY

Ward Bay

Fire Station

Posts

Posts

Rising
Bollards

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.

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



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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.



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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.