

# FOR SALE

## OFFICE PREMISES

ALEXANDER HOUSE, BETHESDA STREET, HANLEY, STOKE-ON-TRENT, ST1 3GN



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## LOCATION

Located on the corner of Bethesda Street and John Street in Hanley, Stoke on Trent's city centre, the premises benefit from onsite parking and Bethesda Public Gardens and seating area are situated to the rear.

The A5008 ring road provides access to the further road network into the City Centre and towns of Stoke on Trent with the A500 located approximately 1.6 miles from the property. The A500 provides links to Newcastle under Lyme to the North along with Junction 16 of the M6 approx. 5 miles to the South.

The property is located on the local bus route with Hanley Bus Station within walking distance. John Street multi-storey car park is situated directly opposite and there is a variety of pay and display and short stay parking surrounding the building.

The Potteries Museum is also located on Bethesda Street and the recently built mixed use Smithfield development is situated nearby offering a Hilton Hotel, residential apartments and office occupiers including, Davies Group, Staffordshire Police, NHS and the Home Office.

## DESCRIPTION

The property comprises of a detached, two storey brick-built office building that is Grade II listed. Previously a methodist school, the property has benefited from a number of office occupiers in recent years.

Internally, the accommodation offers;

- A range of open plan and partitioned meeting rooms
- LED lighting
- Air conditioning
- Perimeter trunking
- Kitchen/WCs on each floor
- Central Staircase
- Shower facilities

Externally each floor benefits from 3 parking spaces onsite.

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ACCOMMODATION	SQ M	SQ FT
GROUND FLOOR – LET	361.28	3,889
FIRST FLOOR – VACANT	332.86	3,583
TOTAL NET INTERNAL AREA	694.14	7,472

## INVESTMENT SUMMARY

The first floor is vacant and available to let at a quoting rent of £10 per sq ft and is being marketed as a whole or in two suites.

The ground floor is let to Smiths (Solicitors) LLP on a new internal repairing and insuring lease for 10 years from 6th June 2024 at a headline rent of £40,000 per annum. The tenants benefit from a stepped rent, break option and there is a 5th year, upwards only, rent review. Further information is available from the agents.

## PRICE

Offers invited in the region of £650,000 +VAT.

## SERVICE CHARGE

A service charge is levied to cover the maintenance of the internal and external communal areas. Further information is available from the agents.

## Energy Performance Certificate

EPC Rating – B (39).

## RATING ASSESSMENT

The floors are rated individually and currently have a rateable value of;

Ground Floor - £30,000

First Floor - £31,250

We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council-01782 234234).



First Floor - Floor Plan



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