

# TO LET (MAY SELL)

TRADE COUNTER PREMISES

FORMER TILE GIANT PREMISES, 32A WATERLOO ROAD, BURSLEM, STOKE ON TRENT, ST6 3ES



Contact Caine Savage: [caine@mounseysurveyors.co.uk](mailto:caine@mounseysurveyors.co.uk)

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# TRADE COUNTER PREMISES PROMINENT ROADSIDE LOCATION

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## LOCATION

The premises are located on the junction of Bournes Bank, Baptist Street and Waterloo Road (A50) in Burslem, Stoke on Trent. Baptist Street is one way and Waterloo Road provides access to the further Stoke on Trent towns via the A500 D Road, 1.6 miles to the East. Hanley City Centre is 1 mile to the south.

The A500 provides connection to Newcastle under Lyme and M6 Junction 16 within 7.2 miles to the north. Junction 15 of the M6 lies 7.5 miles to the south along with the A50 (5.5 miles) providing further links to the East.

The surrounding uses are predominantly retail with B&M situated directly opposite.

## DESCRIPTION

The site comprises of a self-contained trade counter premises which are due to be refurbished including extensive elevation improvements.

The trade counter benefits from a glazed entrance and suspended ceiling that will incorporate LED lights. There are rear toilets, a kitchen area and connections to the loading bay and stores. Eaves height is 4.9m and 3.8m in the loading bay which benefits from two roller shutter doors providing dock and level loading access.

There will be office accommodation to the front.

Externally, there is a split-level car park to the front that will benefit from resurfacing with a rear yard surrounding the loading bay. The site is secure with gated access to both front and rear and, a brick boundary wall.

The site has potential for a variety of alternative uses (Subject to Planning).

## TENURE

The premises are available on the basis of a new full repairing and insuring lease.

Alternatively, a sale on a freehold basis may be considered.

## RENT / PRICE

Rent - £78,000+VAT per annum.

Price – on application

## RATING ASSESSMENT

The current rateable value is £32,750 (2023 rating). We recommend that further enquiries are directed to the Local Rating Authority (Stoke on Trent City Council 01782 234567).

Accommodation	SQ M	SQ FT
Trade Counter and Warehouse	845.96	9,106
Office	188.14	2,025
<b>Gross Internal Area</b>	<b>1,034.1</b>	<b>11,131</b>
Site Area	0.21 (Hectares)	0.53 Acres



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## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E (118)

## SERVICES

All services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## PLANNING

The property was previously occupied as a trade counter with warehouse storage. Interested parties are advised to make their own enquiries with the local authority (Stoke on Trent City Council 01782 234567).

## VAT

All prices quoted are exclusive of VAT which is applicable.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

## CONTACT

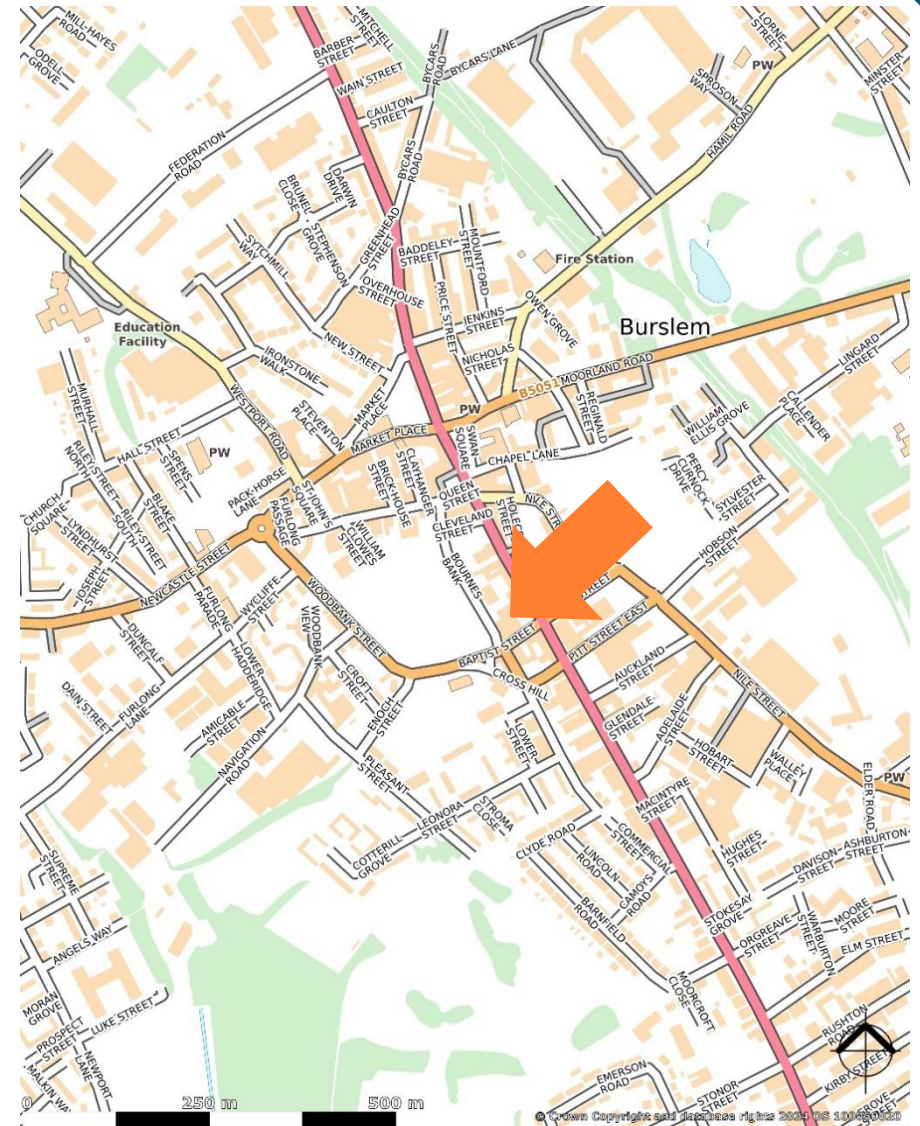
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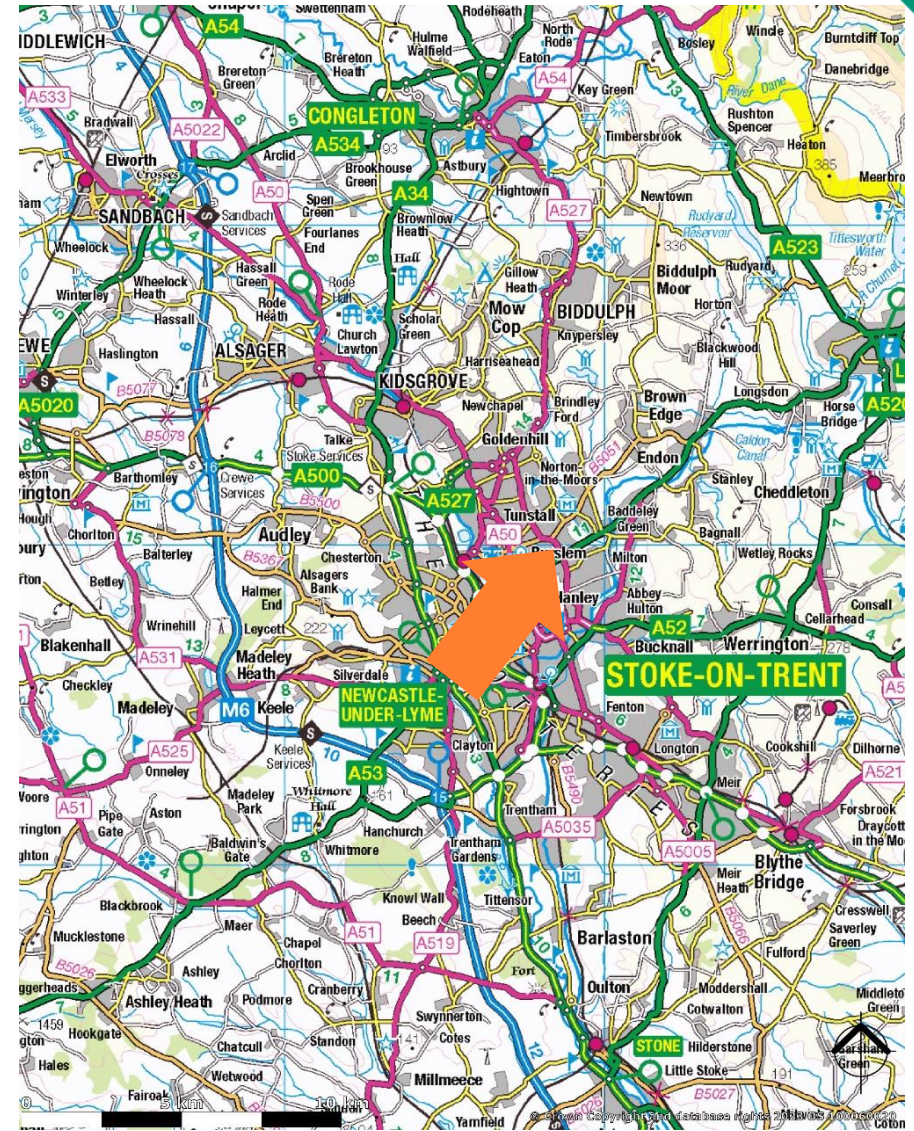
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# FORMER TILE GIANT PREMISES, 32A WATERLOO ROAD, BURSLEM, STOKE ON TRENT, ST6 3ES



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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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## 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.