



RORY MACK

ASSOCIATES

**Aston Court, R/O 30 Wilson Road,
Hanford, Stoke-on-Trent, ST4 4QQ**

**FOR SALE:
£450,000**

- Workshop/depot premises extending to 5,586 sq ft GIA
- Conveniently located near to A34 in a private setting
- Versatile range of 5 principal workshops located in 0.6 acre site
- Outline residential consent previously granted
- EPC: 196 (Band G)



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GENERAL DESCRIPTION

Aston Court comprises a private site extending to 0.6 acres located in the centre of Hanford and within close proximity to the A34. The premises briefly comprises 5 internally linked workshops of masonry elevations supporting pitched roof surfaces currently used for car repair/restoration purposes. The workshops are of varying sizes arranged around a central corridor, all of which have loading doors leading directly onto the concrete hardstanding yard area. There is also a detached double garage providing additional workshop/storage accommodation. The site is accessed via a private driveway which runs down the lefthand side of 30 Wilson Road and is approx. ½ a mile from the A34.

LOCATION

The property is located to the rear of a small settlement of houses and is adjacent to Hanford Park in the centre of Hanford, within ½ a mile of the A34 and approx. ¾ of a mile of the A500 (via the Hanford Interchange) which provides a direct access onto Junctions 15 and 16 of the M6.

SERVICES

All main services are connected to the property including a 3-phase electricity supply (100 amps per phase). There are a number of gas fired blow heaters serving the workshops. No services have been tested by the agents.

PLANNING

We understand that the property has been used as a workshop premises for several decades, serving various industries and is currently being used as a car workshop and restoration facility. Alternative commercial uses to possibly include storage and distribution would also suit the premises, subject to planning where necessary.

In December 2015, Stoke-on-Trent City Council granted outline consent (Application No: 58896) to demolish the existing buildings to allow residential development, with a proposed scheme illustrating the construction of six dwellings, although the site can accommodate more units. Although this planning consent has now lapsed, it is considered highly likely that a new consent for residential development will be granted.

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contact and with vacant possession upon completion

BUSINESS RATES

The site has been split into three separate assessments for Business Rates, with assessments stated as: £7,900, £6,300 and £7,600. During the 23/24 financial year the Uniform Business Rate multiplier is 49.9 pence in the pound and businesses that qualify for Small Business Rates Relief may be able to claim a 100% rates payable exemption.

ACCOMMODATION

Workshop 1:	739 sq ft
Workshop 2:	1,323 sq ft
Mezz storage:	391 sq ft
Store/WC:	163 sq ft
Workshop 3 (inc WC):	851 sq ft
Workshop 4:	409 sq ft
Offices x 2:	195 sq ft
Workshop 5 (inc WC):	1,224 sq ft
<u>Detached Garage:</u>	<u>291 sq ft</u>
Total GIA:	5,586 sq ft

Site Area: 0.6 acres

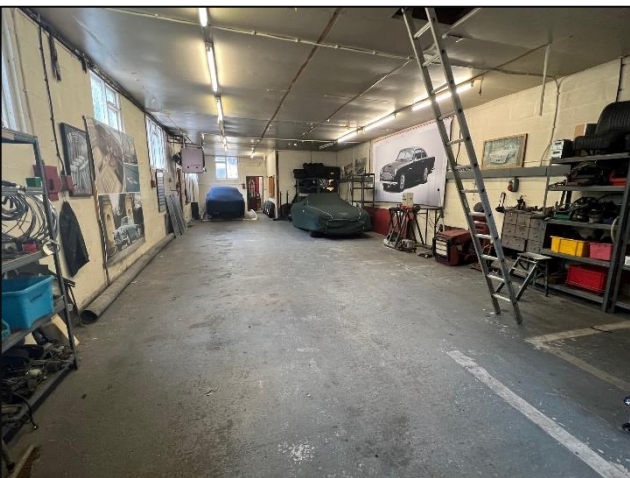
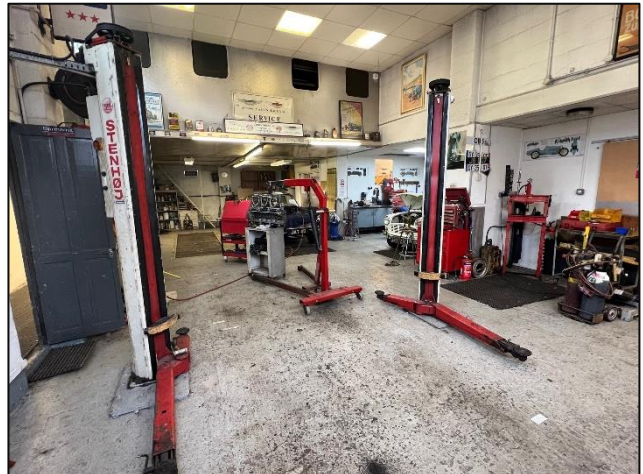
ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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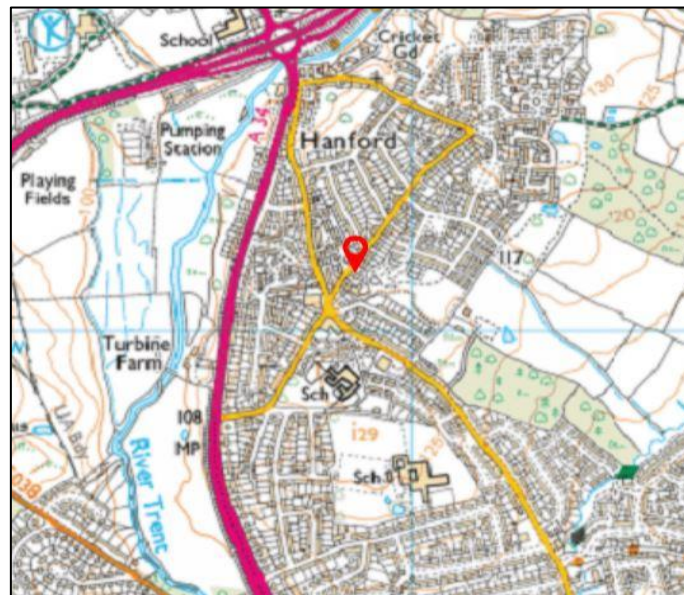
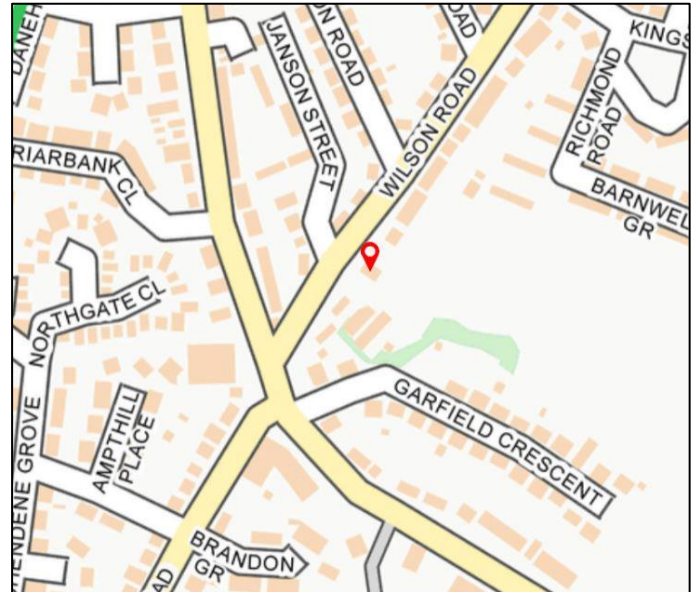
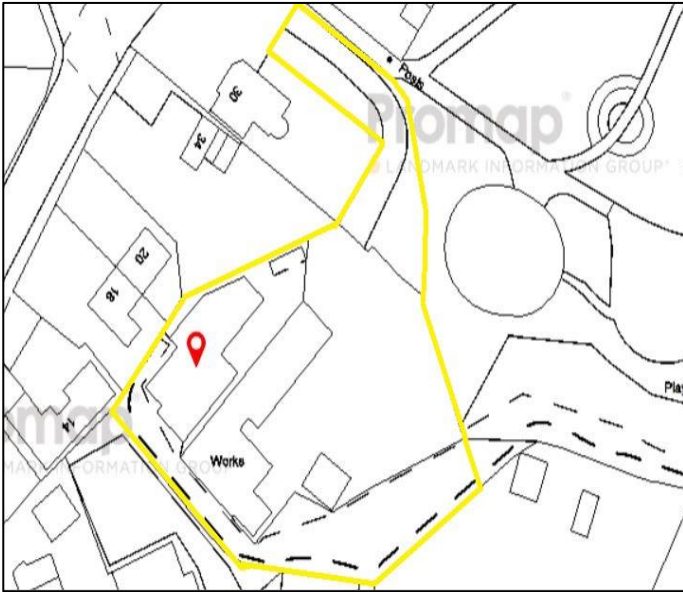
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements