

# RORY MACK

ASSOCIATES



**ABBAY HULTON CLINIC, LEEK ROAD,  
STOKE-ON-TRENT, STAFFORDSHIRE,  
ST2 8BP**

**FOR SALE  
£495,000**

- Former health clinic with planning approved for 12 self-contained flats
- Steel framed building extending to 7,995 sq ft (743 sq m) GIA
- Total site area of circa 0.35 acres (0.14 ha)
- Located approximately 3 miles to the north-east of city centre
- EPC: 109 (Band E)



## ABBHEY HULTON CLINIC, LEEK ROAD

## STOKE-ON-TRENT, STAFFORDSHIRE

### ST2 8BP

#### GENERAL DESCRIPTION

A detached, former general practice surgery/clinic now with the benefit of detailed planning consent for conversion into 12 residential self-contained units (70467/FUL). Both the front and rear elevations feature predominantly double-glazed windows with uPVC casements. The property has a prominent and extensive frontage onto Leek Road (A5009) and includes 12 car parking spaces situated at the side and rear. Additionally, there is a pedestrian access gate at the front, directly off the pavement on Leek Road.

The site extends to approximately 0.35 acres (0.14 ha) and has a gated vehicular access from Leek Road.

#### LOCATION

Abbey Hulton Clinic is located on Leek Road in the centre of Abby Hulton in a mix use area, approximately 3 miles to the east of Hanley city centre. Leek Road (A52) is a major route connecting Stoke-on-Trent with surrounding areas, offering convenient access to the city centre, approximately 3 miles away. The clinic is well-served by local amenities, and the A500 and A50 are both within easy reach, providing broader regional connectivity.

#### SERVICES

All main services are connected. No services have been tested by the agents.

#### TENURE

Available freehold, subject to contract and with vacant possession upon completion.

#### VAT

The sale price is not subject to VAT.

#### BUSINESS RATES

Rateable Value:	£15,500
Rates Payable:	£7,734.50 pa (24/25)

#### ACCOMMODATION

Please refer to the attached floor plans illustrating both the current and proposed floor plans. Floor areas for individual rooms are also details (in metric).

Ground Floor:	4,210 sq. ft. (GIA)
First Floor:	3,785 sq. ft. (GIA)

**Total GIA: 7,995 sq. ft.**

#### ANTI MONEY LAUNDERING REGULATIONS

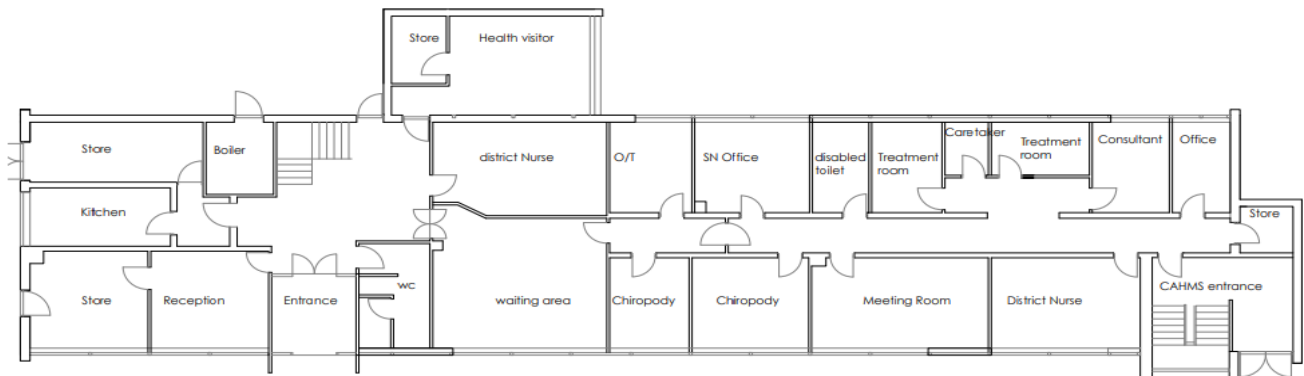
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



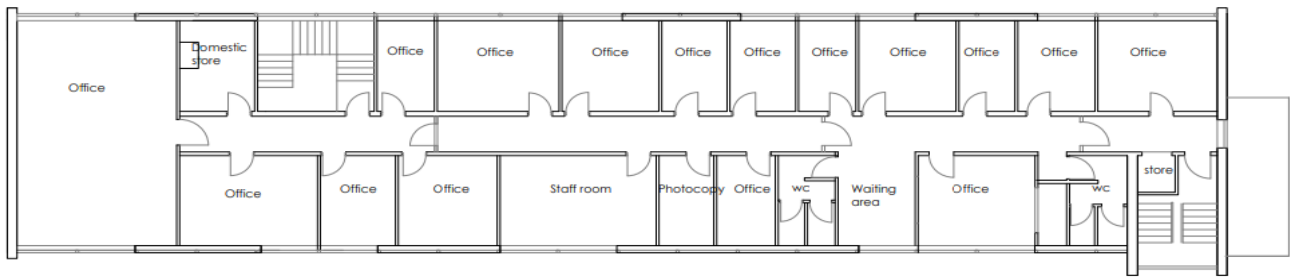
# ABBEY HULTON CLINIC, LEEK ROAD

## STOKE-ON-TRENT, STAFFORDSHIRE

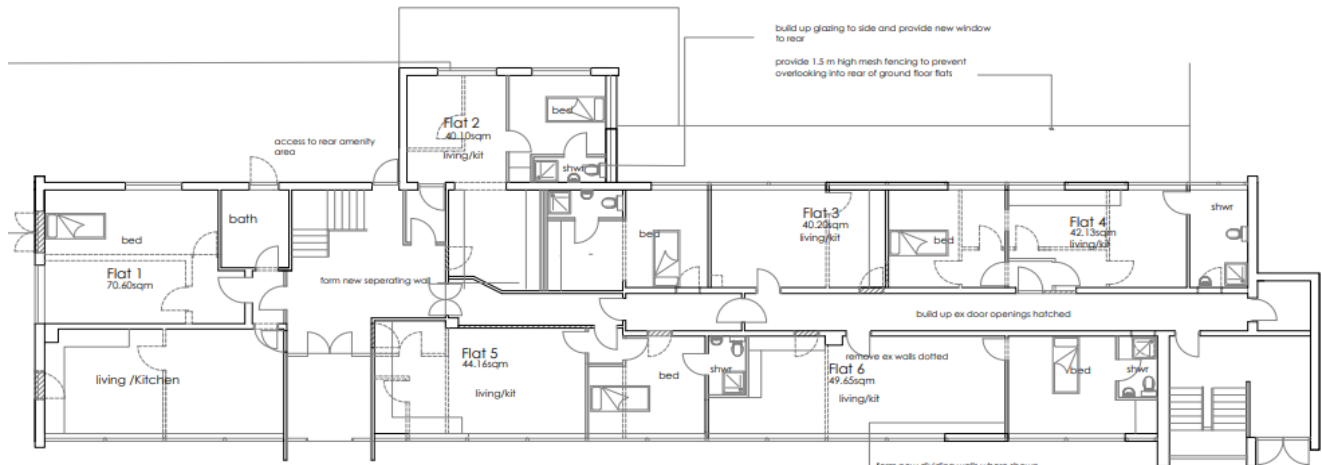
ST2 8BP



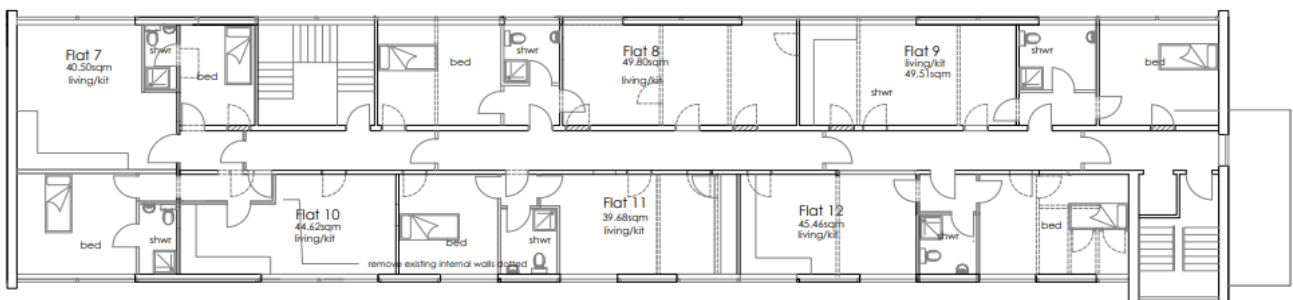
Existing Ground floor plan



Existing First floor plan



Proposed Ground floor plan



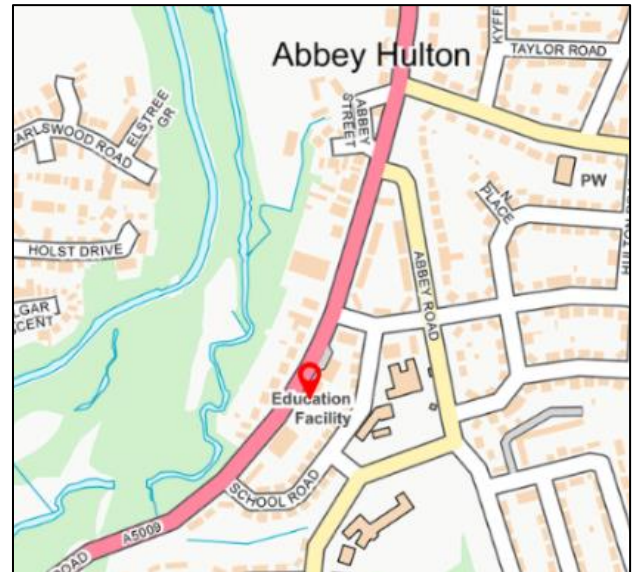
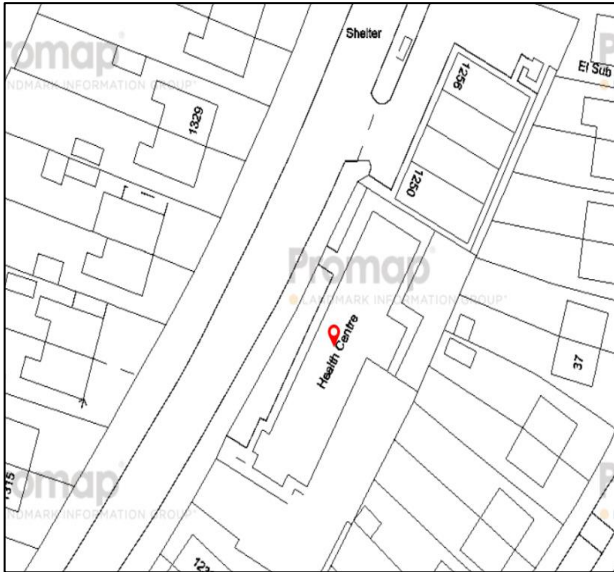
Proposed First floor plan



**ABBEY HULTON CLINIC, LEEK ROAD**

**STOKE-ON-TRENT, STAFFORDSHIRE**

**ST2 8BP**



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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