

TO LET

INDUSTRIAL / TRADE COUNTER PREMISES – RECENTLY REFURBISHED

712 LEEK ROAD, HANLEY, STOKE-ON-TRENT, ST1 3NQ



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LOCATION

The property is situated on Leek Road (A52) in Hanley, Stoke-on-Trent and is located between Lime Kiln Lights and Joiners Square, both of which being very prominent junctions. The A500 dual carriageway is located 1.8 miles to the south-west with junctions 15 and 16 of the M6 Motorway being 4.9 and 9.1 miles respectively.

The property benefits from approximately 20,000 vehicle movements per day with local occupiers including Screwfix, CEF, Easy Bathrooms, Angling Direct and Winstanley Pramworld.

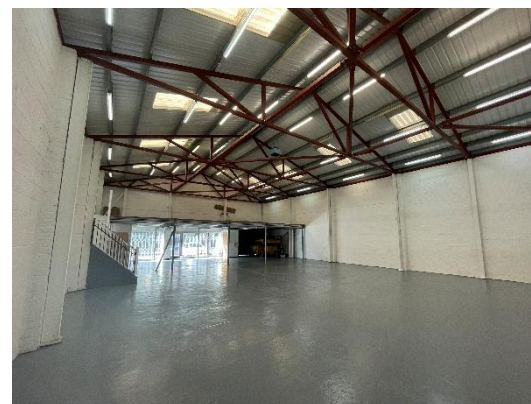
DESCRIPTION

The property comprises a recently refurbished, detached industrial unit of brick construction beneath an insulated, steel profile clad roof surface incorporating sky lights. The property benefits a mezzanine floor and a roller shutter access to the front of the premises with space for loading/unloading and parking.

The unit briefly comprises the following characteristics:

- Roller shutter door access to the front
- Kitchenette and WC facilities
- Mezzanine Floor
- Dedicated car parking

ACCOMMODATION	SQ M	SQ FT
Warehouse	263.09	2,832
Mezzanine Floor	78.11	841
Total GIA	341.2	3,673



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RENT

£32,000 per annum exclusive.

EPC

Rating C-74.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

VAT

All prices are quoted exclusive of VAT which may be applicable.

SERVICES

Mains water and electric 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.

RATING ASSESSMENT

The property has a rateable value of £14,000. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

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LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.

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

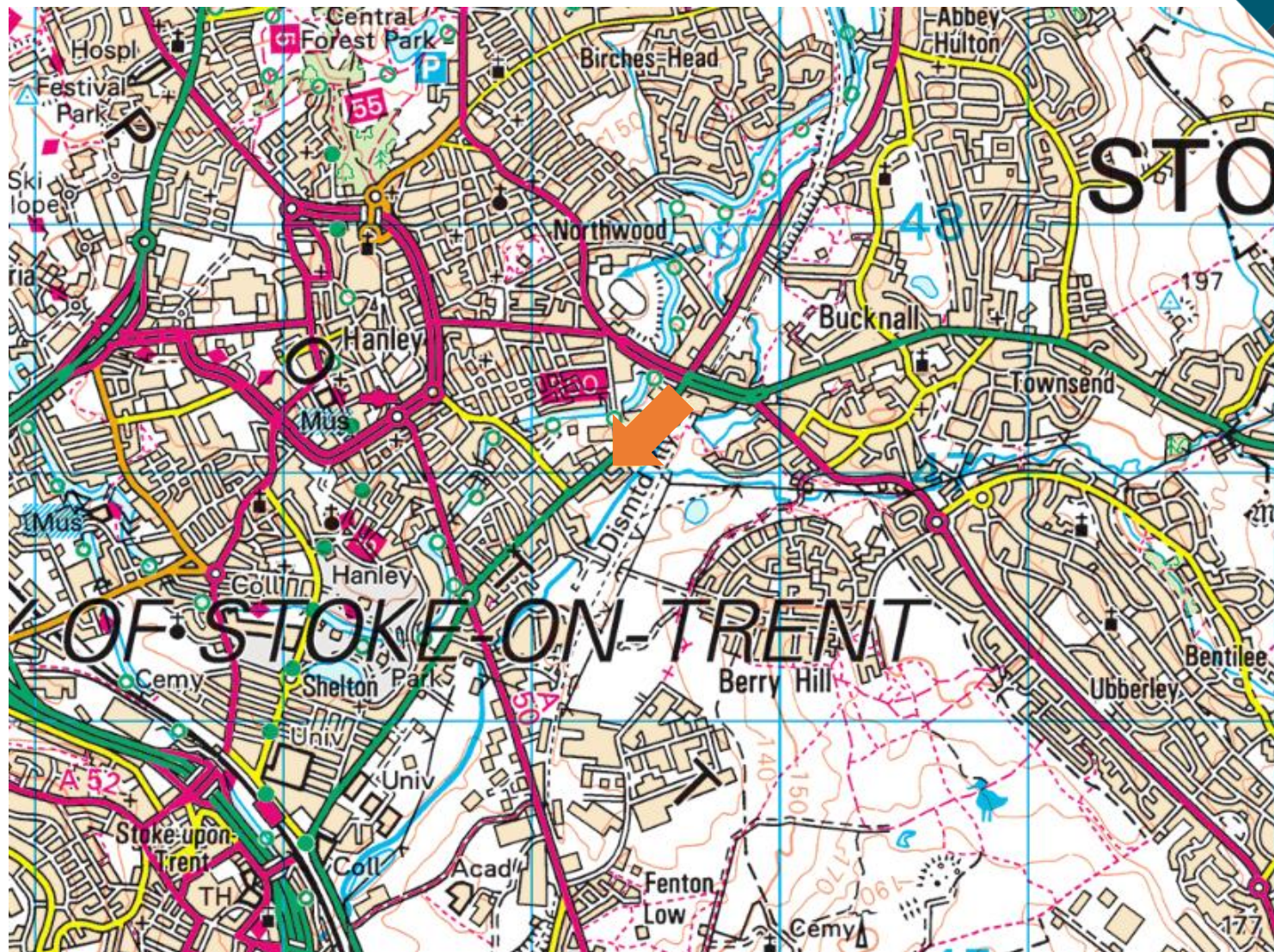
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