

# FOR SALE

## DEVELOPMENT OPPORTUNITY

PHOENIX WORKS, 500 KING STREET, LONGTON, STOKE-ON-TRENT, ST3 1EZ



Contact Rob Stevenson: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

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## LOCATION

The property is situated on the edge of Longton town centre and within 0.1 mile are amenities including Longton Bus Station, The Strand (Longton town centre), Tesco, Matalan, Argos and Next. Major road networks are readily available:

- A50 - 0.2 miles
- A500 'D' Road – 2 miles
- M6 J15 – 4.3 miles

Longton Railway Station is only 100 meters from the property and is currently part of a multi-million pound bid by Stoke-on-Trent City Council to transform Stoke-on-Trent train stations. Longton is the second busiest station within the area with a travel time of approximately 5 minutes to Stoke Station.



3D visuals as proposed

ACCOMMODATION	EXISTING SQM (SQFT)	PROPOSED SQM (SQFT)
Ground Floor	869 (9,354)	1,014 (10,915)
First Floor	900 (9,688)	988 (10,635)
Second Floor	427 (4,596)	612 (6,588)
<b>Gross Internal Area</b>	<b>2,196 (23,638)</b>	<b>2,614 (28,137)</b>

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## DESCRIPTION

Phoenix Works is a heritage former pottery work dating back to 1881, with a featured bottle kiln and courtyard, in a site area of 0.356 acres. Full planning consent has been granted 16<sup>th</sup> September 2024 for the conversion to 25no residential dwellings and 2no retail units (Planning Ref: 70591/FUL) and Listed Building Consent (Planning Ref: 70652/LBC). The residential dwellings consist of:

- 10 x 1 bedroom
- 14 x 2 bedroom
- 1 x 3 bedroom
- 2 x retail units (Use Class E(a)) fronting King Street.

Further details are available via Stoke-on-Trent City Council Planning Portal.

Internally, the buildings are predominantly open plan with natural light on all elevations. The front three storey building has already undergone restoration including repointing, new full glazed doors, window restoration, ground floor rendered and roof restoration. The original bottle kiln forms part of the development with the upper floors forming a bespoke feature of Residential Unit 18.

## TENURE

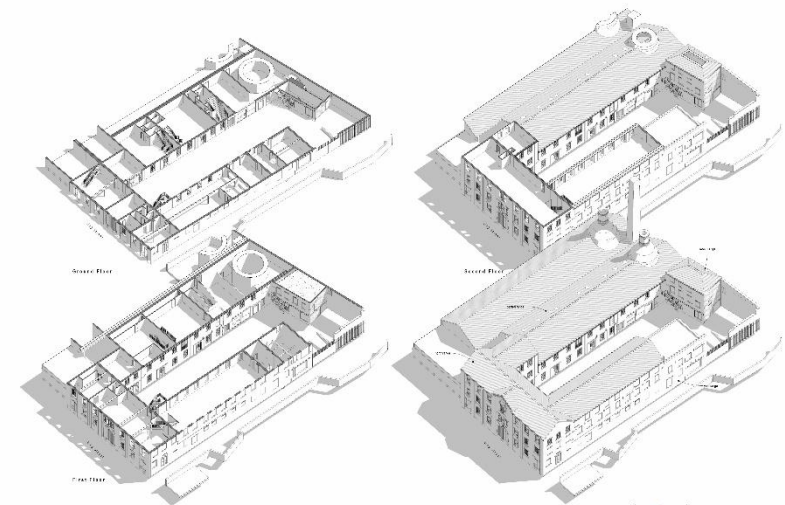
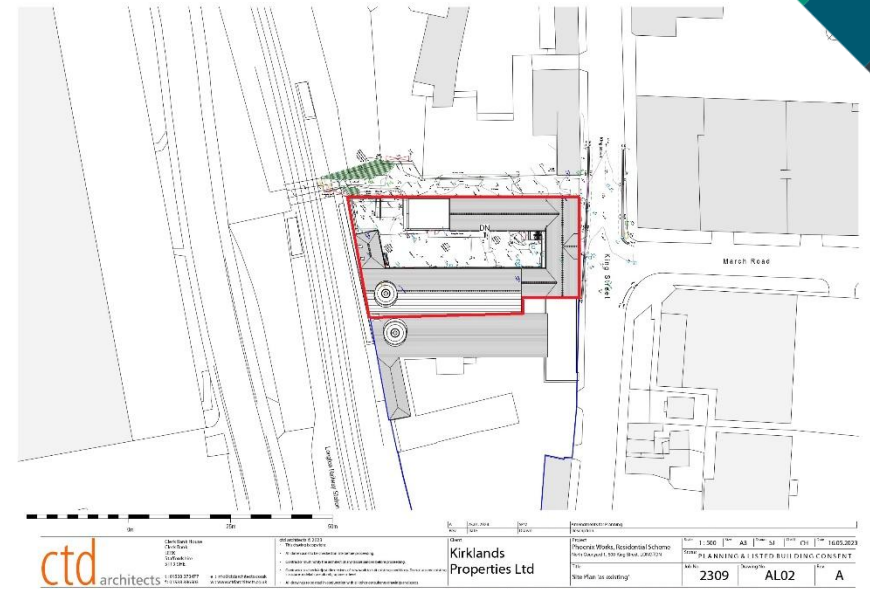
Freehold with vacant possession.

## PRICE

£500,000. The property is currently VAT elected, although interested parties should take their own advice regards an option to waiver.

## RATING ASSESSMENT

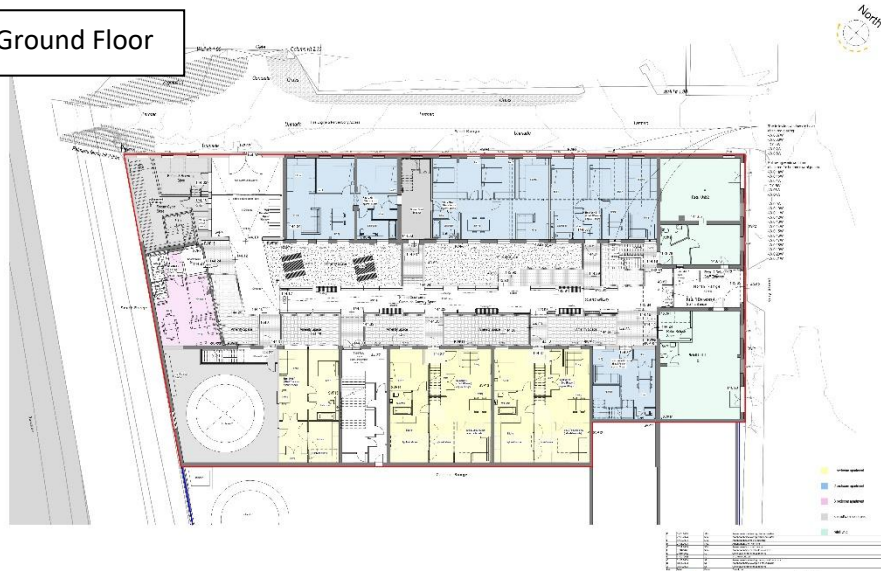
There are several business rates assessments connected with the building. We understand nil rates are payable for the vacant property with Grade II Listing. We would recommend interested parties satisfy themselves and make further enquiries to the Local Rating Authority (Stoke-on-Trent City Council).



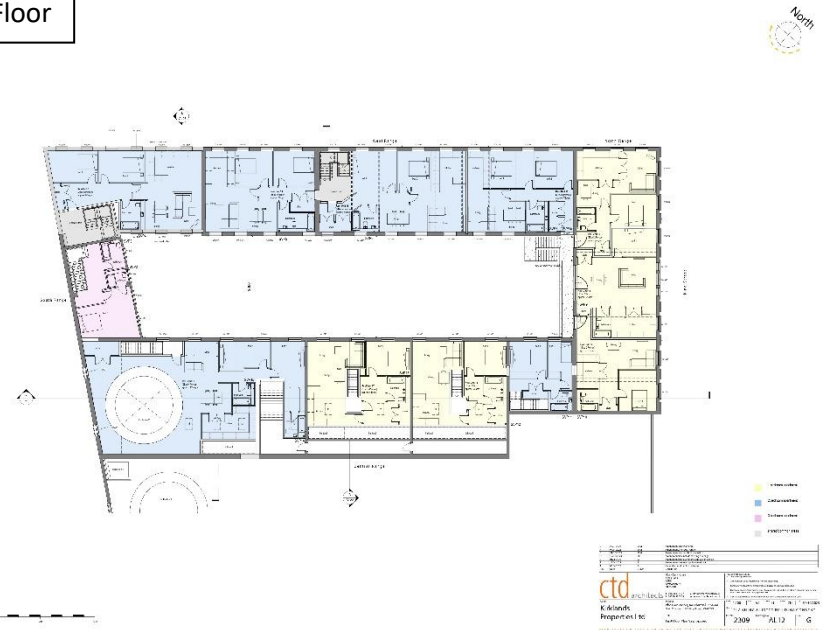
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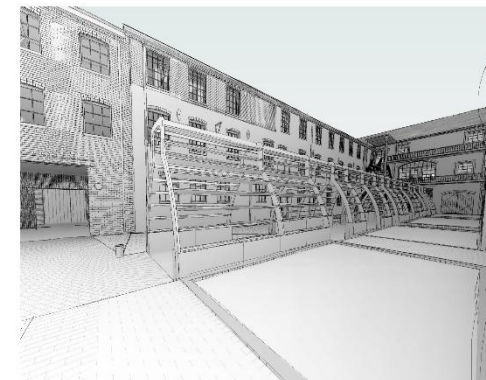
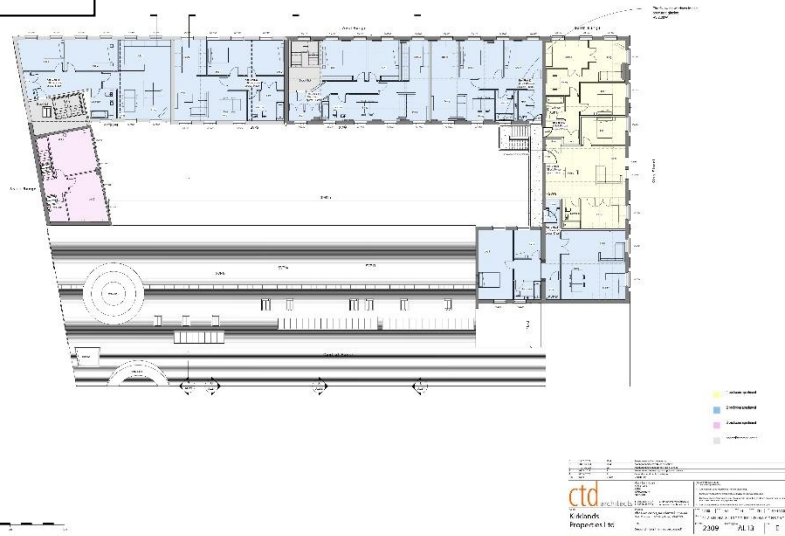
Ground Floor



First Floor



Second Floor



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## VAT

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

## SERVICES

All main services are believed to be available, subject to any reconnection. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## LEGAL COSTS

Each party shall be responsible for their own legal/professional costs in connection with the transaction.

## EPC

NA

## CONTACT

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**Mounsey Chartered Surveyors**, Lakeside,  
Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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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 Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



## 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.