TO LET

TRADE COUNTER/INDUSTRIAL PREMISES WITH LARGE YARD

FORMER HUWS GRAY BUILDERS MERCHANTS, STALLINGTON ROAD, BLYTHE BRIDGE, STOKE ON TRENT, ST11 9PD



Contact Becky Thomas: becky@mounseysurveyors.co.uk

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LOCATION
The premises are located roadside on Stallington Road in Blythe Bridge, Stoke on Trent. Stallington Road benefits from excellent connectivity to the A50 dual carriageway 1.4miles to the south via Uttoxeter Road (A521).

The A50 provides access to Uttoxeter and Derby to the east and connects to the A500 to the west. The A500 dual carriageway links to the further towns of Stoke on Trent and Newcastle under Lyme and, M6 motorway junction 15 (8 miles).

DESCRIPTION
The premises comprise of a former builders merchants with two, steel portal framed units of part profile clad and part blockwork construction within a large, secure site. The site benefits from

- First Floor Office
- Trade Counter
- 3x electric roller shutter doors
- 5x roller
- Eaves height 6.2m
- WCs and kitchen
- Onsite parking
- Gated, large, concrete surfaced yard

The site area is 1.15acres (0.46 hectares).

TENURE
The premises are held on a full repairing and insuring lease due to expire 4th April 2037. The premises are available by way of sublease. Further information is available from the agents.

RENT
Passing rent is £70,000 per annum.

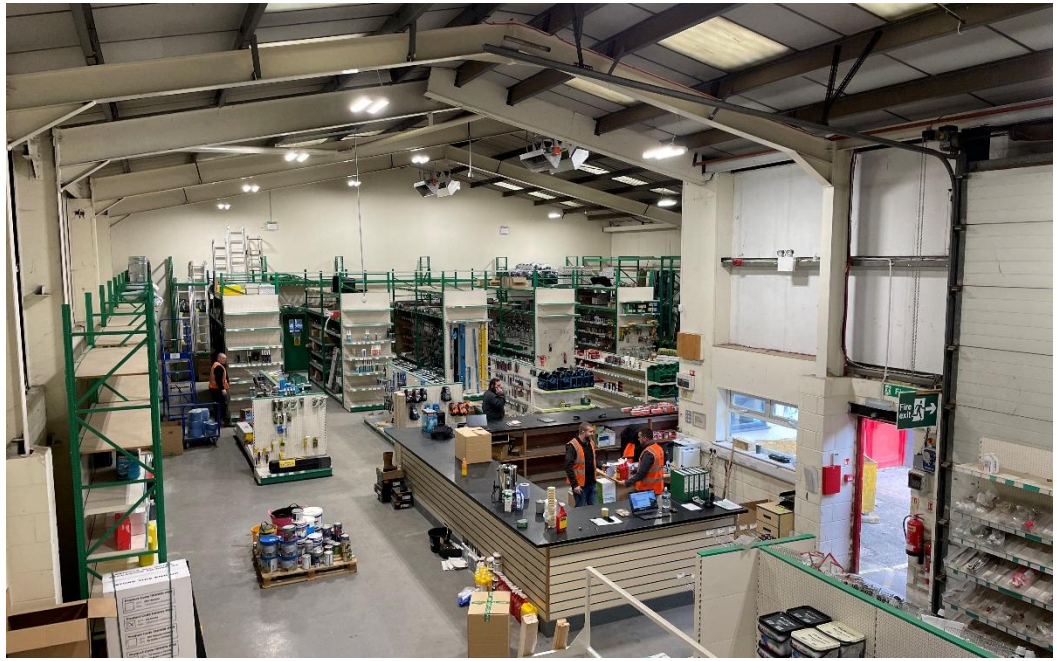
RATING ASSESSMENT
The site has a current rateable value of £36,250 (2026 listing)

We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).

ENERGY PERFORMANCE CERTIFICATE
Further information available from the agents.

Accommodation

	Sq.M.	Sq.Ft.
Trade Counter	457.15	4,921
Storage	217.02	2,336
First Floor Office	31.99	344
Gross Internal Area	**706.16**	**7,601**
Rear Warehouse	463.67	4,991
Mezzanine	80.79	870
Gross Internal Area	**544.45**	**5,860**
Total Gross Internal Area	**1,250.61**	**13,462**
Site Area	**1.15 acres**	**0.46 hect**



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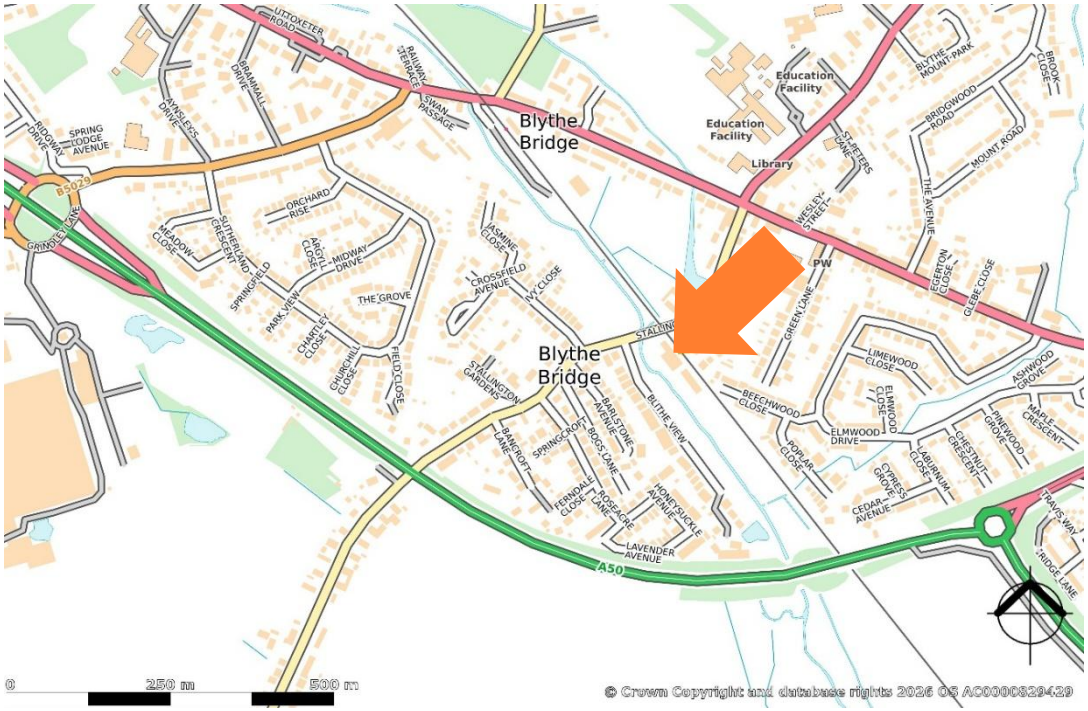









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SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. Interested parties are advised to make their own investigations.

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

Becky Thomas T: 01782 202294 E: becky@mounseysurveyors.co.uk

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

Or Joint agent

Jonathon White – T: 07811100786 – E: Jonathan.white@sw.co.uk





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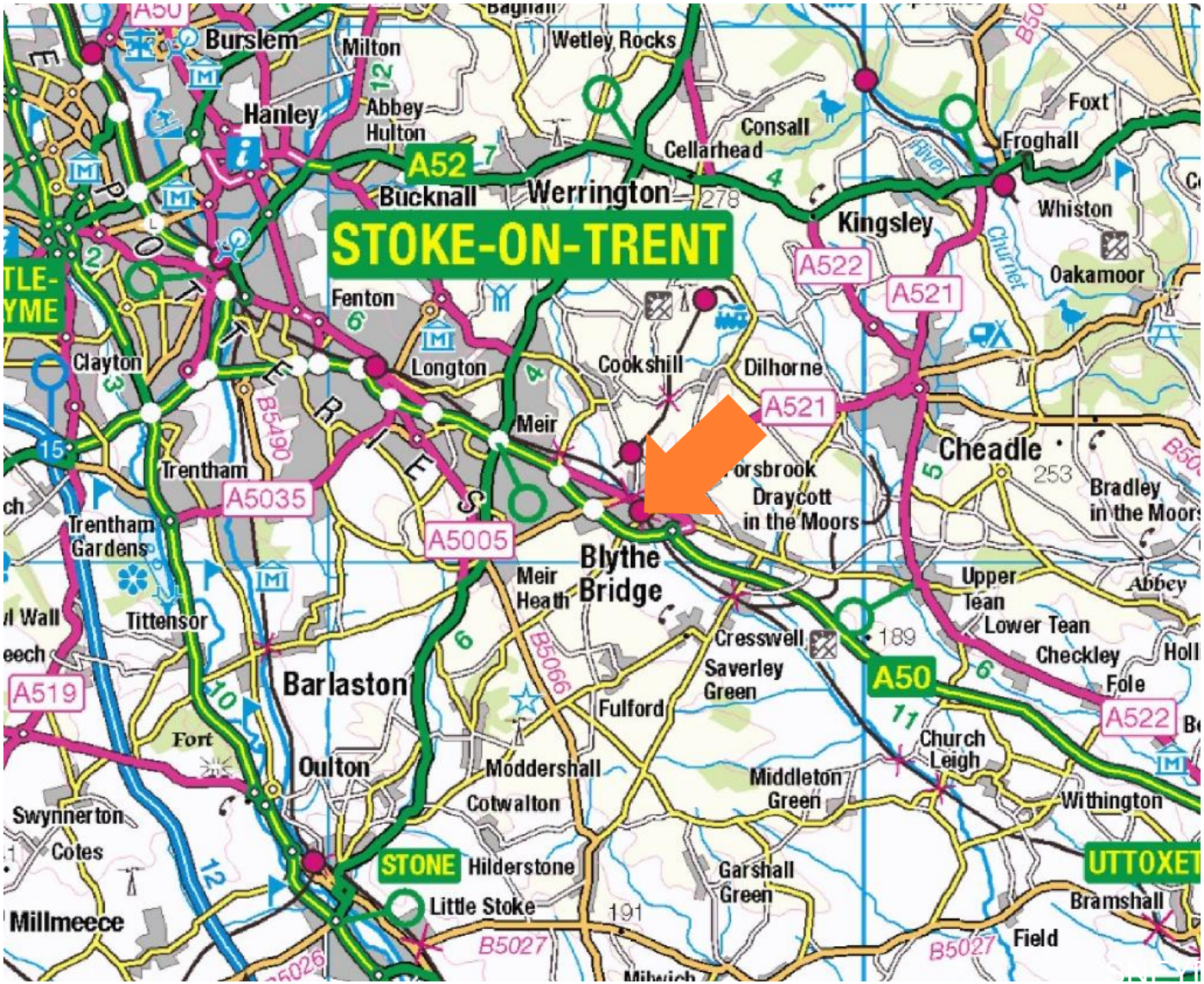







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v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

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.