

FOR SALE / TO LET (Due to Relocation)

CITY CENTRE OFFICE PREMISES WITH PARKING

HAYS HOUSE, 25 ALBION STREET, HANLEY, STOKE ON TRENT ST1 1QF



OFFICE PREMISES WITH PARKING REDUCED PRICE

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LOCATION

The premises are located on the corner of Albion Street and Bagnall Street in Hanley, Stoke on Trent's city centre.

The A5008 ring road provides access to the further road network into the City Centre and towns of Stoke on Trent with the A500 located approximately 1.6 miles from the property. The A500 provides links to Newcastle under Lyme to the North along with Junction 16 of the M6 approx. 5 miles to the South.

The property is located on the local bus route with Hanley Bus Station within walking distance. The Potteries Museum and the recently built mixed use Smithfield development are situated nearby. Smithfield offering a Hilton Hotel, residential apartments and office occupiers including, Davies Group, Staffordshire Police, NHS and the Home Office

DESCRIPTION

The property comprises of a three storey, brick-built office building with parking to the rear.

Internally, there is a reception area with a mixture of open plan and partitioned offices throughout. There is a central staircase at the front and rear that provide access to the upper floors and toilets. The property benefits from air conditioning, suspended ceilings throughout and a mixture of recessed lighting.

The lower ground floor provides storage and kitchen facilities.

Externally, the premises benefit from secure onsite parking for up to 30 vehicles.

PRICE / Rent

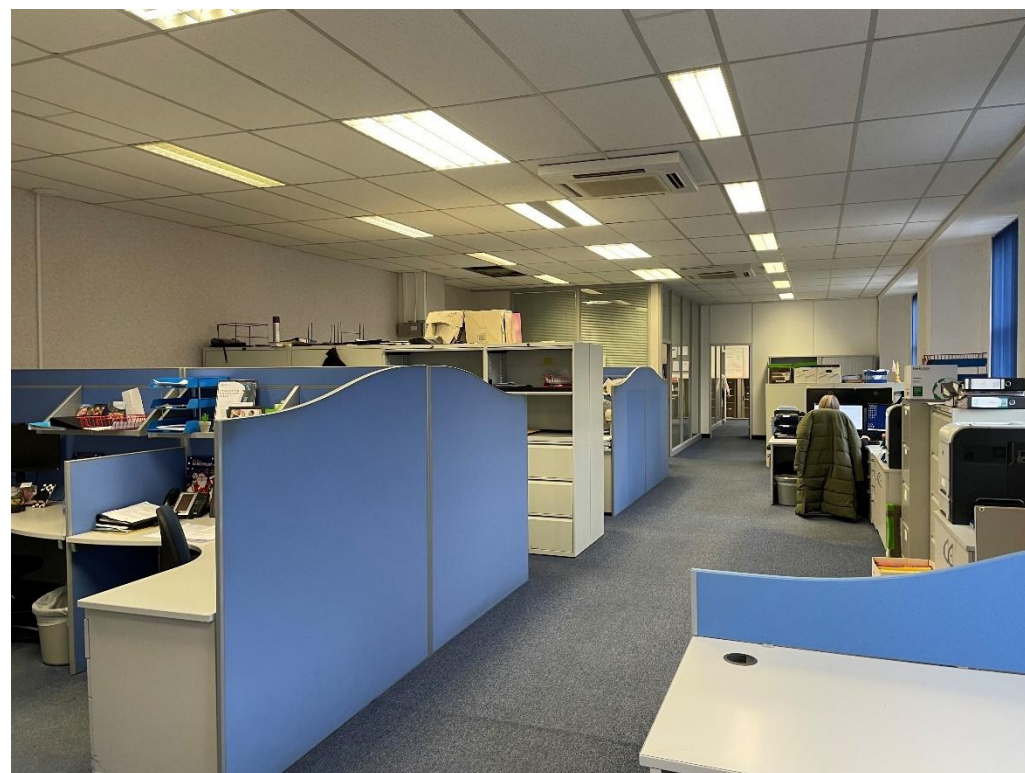
Price - £675,000

Rent - £65,000

TENURE

The property is available to purchase on a freehold basis. Alternatively, the landlord will consider leasing as a whole or in part.

ACCOMMODATION	SQ FT	SQ M
Lower Ground Floor	1,910	177.40
Ground Floor	4,024	373.80
First Floor	3,961	368
Second Floor	786	73
Total Net Internal Area	10,680	992.20



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RATING ASSESSMENT

The property has a rateable value of £73,000 (2026 Listing).

PLANNING

The property has previously been occupied as an Office which is part of Use Class E. Interested parties are advised to make their own enquiries with the Local Planning Authority for further information. (Newcastle under Lyme Borough Council).

ENERGY PERFORMANCE CERTIFICATE

EPC – C (69)

VAT

All prices are quoted exclusive of VAT which is applicable.

LEGAL COSTS

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

SERVICES

All services 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.

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

Becky Thomas

becky@mounseysurveyors.co.uk

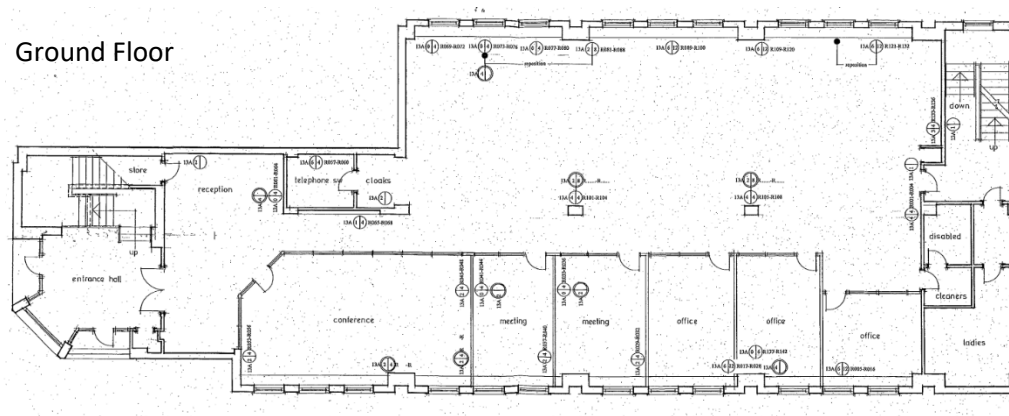
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Contact Becky Thomas: becky@mounseysurveyors.co.uk

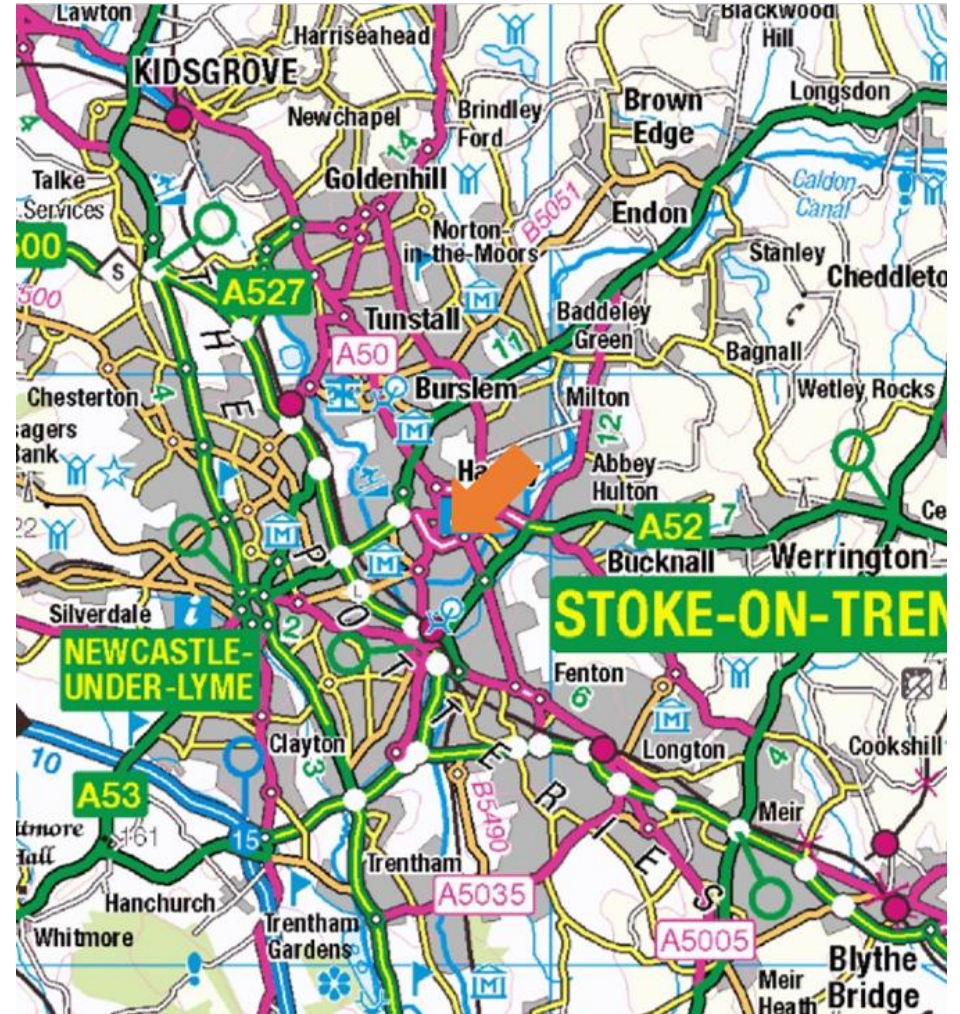
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Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

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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