

FOR SALE / TO LET

OFFICE PREMISES

LOMBARD HOUSE, 3 BUCKNALL NEW ROAD, HANLEY, STOKE-ON-TRENT, ST1 2BB



Contact Caine Savage: caine@mounseysurveyors.co.uk

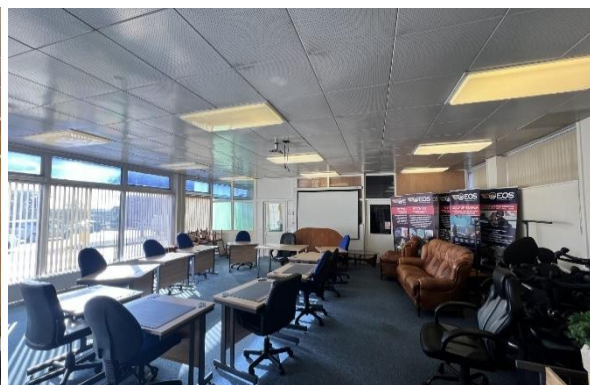
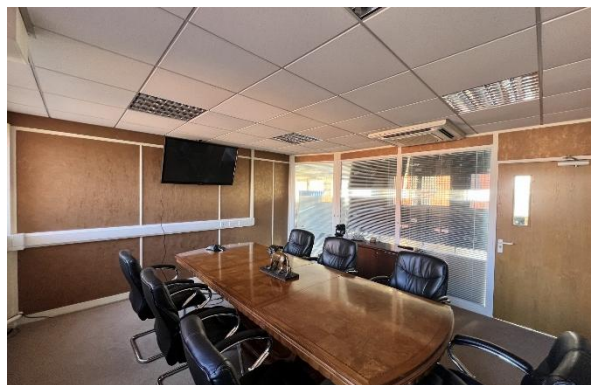
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mounseysurveyors.co.uk



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LOCATION

Lombard House is prominently located on Old Hall Street, the ring road junction of Potteries Way (A50) and Bucknall New Road. Potteries Way (A50) is one of the main arterial routes around City Centre. This gives easy access to the A500 and Junctions 15 and 16 of the M6 Motorway.

Lombard House is located within Hanley City Centre as one of the main retail areas within the 5 towns of Stoke on Trent. The Potteries Shopping Centre which accommodates a wide range of amenities is located within 0.3 miles.

DESCRIPTION

The property comprises a substantial mid-terraced office building arranged over ground, first and second floor. The property is of brick and framework construction beneath a flat roof structure with a parapet wall around its perimeter.

Internally, the property comprises a combination of open plan and cellular accommodation over each floor although the absence of structural columns and walls allows for flexible configuration.

The property benefits from the following:

- Suspended ceilings with inset lighting
- Gas central heating and air conditioning (not tested)
- Perimeter trunking
- Parking to the rear for approximately 6 vehicles

| ACCOMMODATION | SQ M | SQ FT |
|-------------------------|--------|-------|
| Total Net Internal Area | 366.81 | 3,948 |

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TENURE

The property is available as a whole or a floor-by-floor basis with lease terms to be agreed.

Alternatively, the property is available on a freehold basis.

PRICE / RENT

On application.

SERVICE CHARGE

A service charge may be payable should the property be let on a floor-by-floor basis.

EPC

Pending.

RATING ASSESSMENT

The current rateable value is £24,000 (2023 rating). We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

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

SERVICES

All mains' services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.



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VAT

All prices are quoted exclusive of VAT which we understand to be applicable.

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

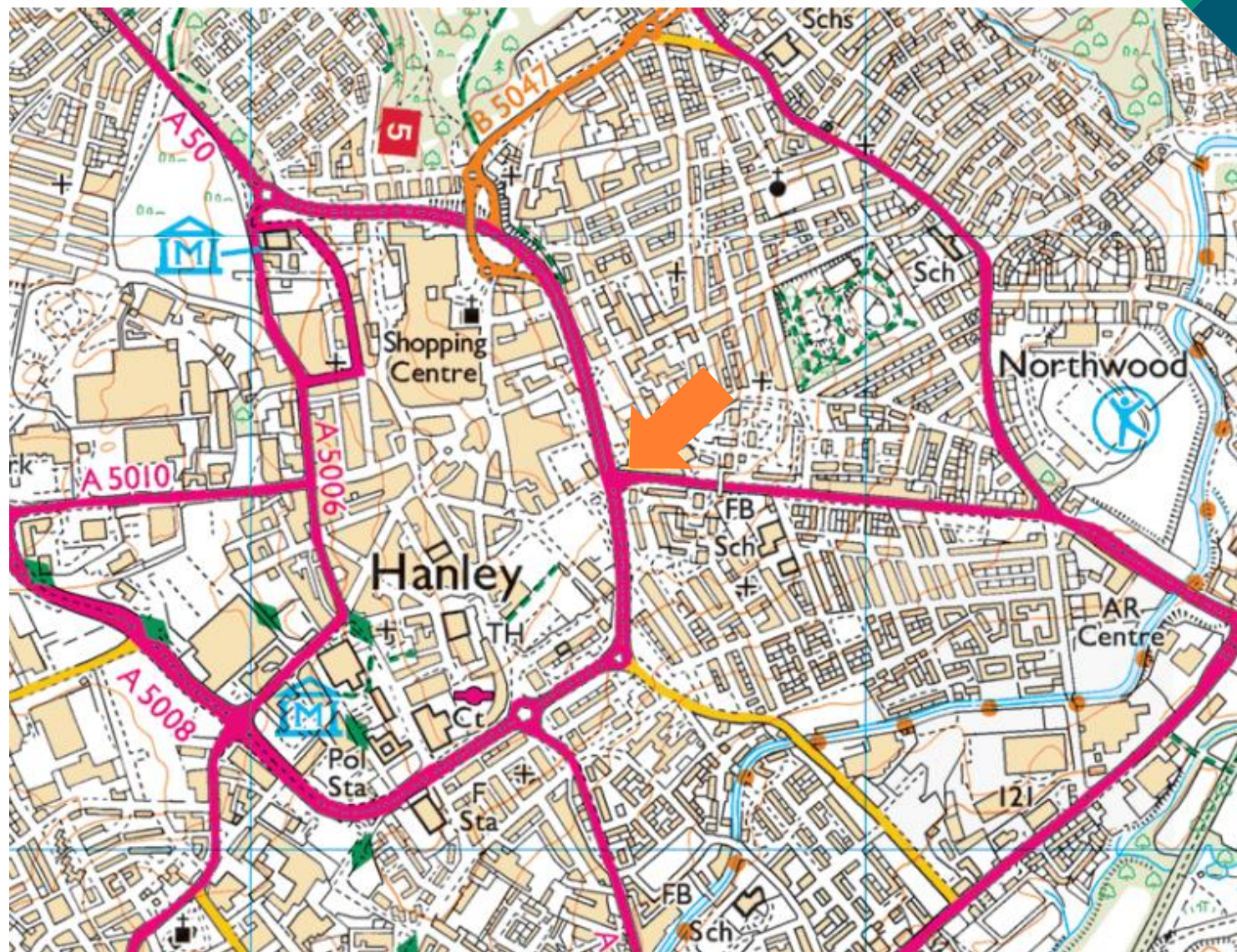
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Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

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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Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



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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 Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



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.