



**RORY MACK**

**ASSOCIATES**

**131-133 CONGLETON ROAD,  
SCHOLAR GREEN, STOKE ON TRENT,  
STAFFORDSHIRE, ST7 3HA**

**FOR SALE  
£1,250,000**

- Detached showroom/warehouse extending to 11,897 sq ft NIA
- Built in 2011 to a very high standard with concrete first floor
- Steel portal framed with masonry and metal profile cladding
- Extensive roadside frontage and set within a 0.77 acre plot
- EPC: Band B (44)



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**GENERAL DESCRIPTION**

A detached steel portal frame building with pitched, insulated metal profile roof coverings. Elevations are a mix of masonry and metal profile cladding with glazed sections creating a showroom appearance. The first floor is of suspended concrete construction and the roof has a number of solar panel cells which has a positive effect on reducing the electricity consumption for the site. The property briefly comprises a ground floor showroom and warehouse at the rear plus welfare facilities. On the first floor, accessed by stairs or lift, is a further showroom area plus offices, store and welfare facilities at the rear. The building has been finished to a very high standard and would suit a wide range of businesses looking for a prominent main road location with carparking for over 30 vehicles. At the rear is a service/loading area and the site has metal fencing with dual gated access across the front.

**LOCATION**

The site is located on Congleton Road (A34), the main route which links Newcastle-under-Lyme with Congleton. The property is around 6 miles from junction 16 of the M6 motorway and approx. 3 miles from the A500.

**TENURE**

The freehold interest is available, subject to contract and with vacant possession upon completion.

**BUSINESS RATES**

The building is rated as a showroom with air conditioning.

Classed as retail, hospitality or leisure

Rateable value           £92,000  
Rates payable           £39,560pa (26/27)

Classed as any other use

Rateable value           £92,000  
Rates payable           £44,160pa (26/27)

**SERVICES**

All mains services are connected. There are 112 solar panels included and fixed to the roof. The toilets use grey water as there is a rainwater harvester. No services have been tested by the agents.

**VAT**

There is no option to tax on this property, therefore no VAT is payable.

**ACCOMMODATION**

Ground floor

Showroom:	1,743 sq ft
Warehouse:	3,635 sq ft
Entrance foyer:	340 sq ft
WC's:	--
<b>NIA:</b>	<b>5,719 sq ft</b>

First floor

Display area:	4,229 sq ft
Storage area:	662 sq ft
Office accommodation: (including customer WC's)	1,287 sq ft
<b>NIA:</b>	<b>6,178 sq ft</b>

**Total NIA: 11,897 sq ft**

**PLANNING**

Application No: 11/1542C.

The site was redeveloped after planning was passed in July 2011 to include a change of use from Garage/Shop, Workshop/Car Sales and Dormer Bungalow to Warehouse/Showroom/Retail/Trade counter. The planning permission also included the right to build 4 x employment units at the rear of the site.

**ANTI MONEY LAUNDERING REGULATIONS**

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

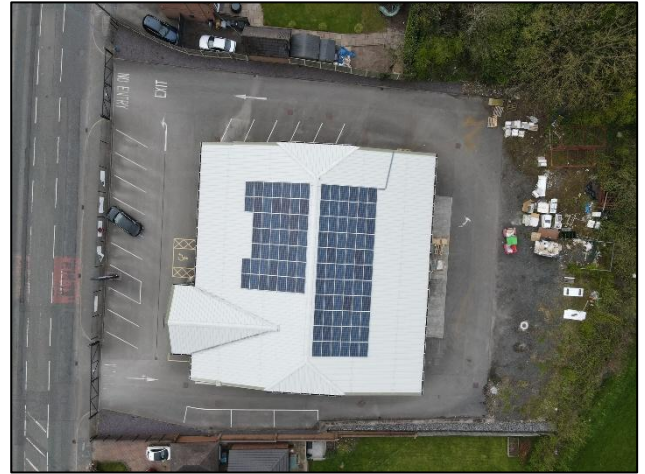
131-133 CONGLETON ROAD

SCHOLAR GREEN, STOKE ON TRENT

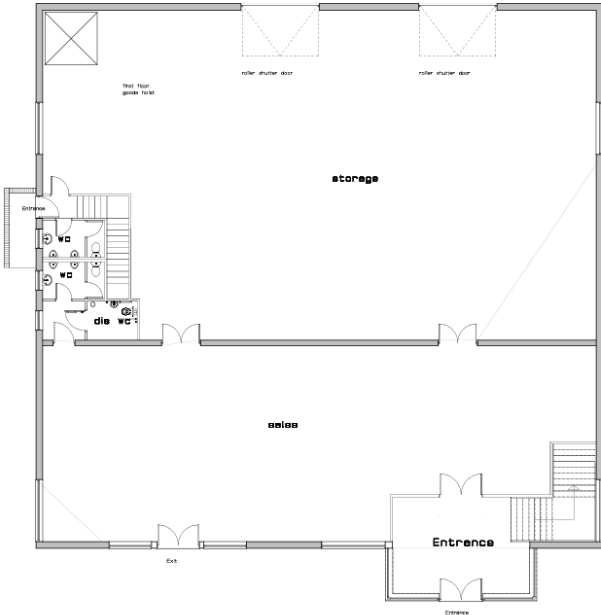
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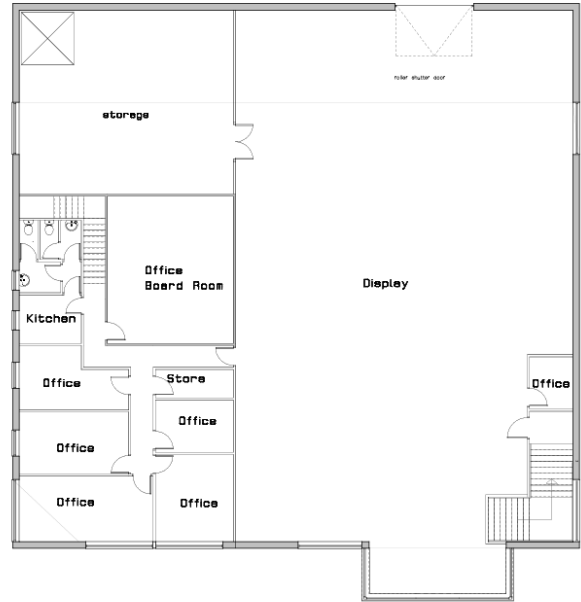
Side Elevation



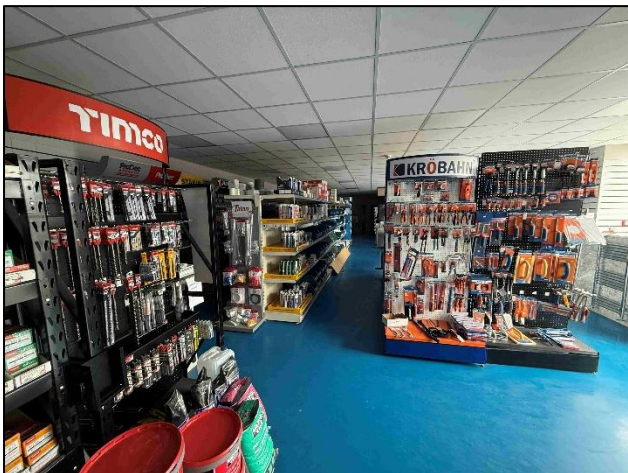
Rear Elevation



Ground Floor Layout



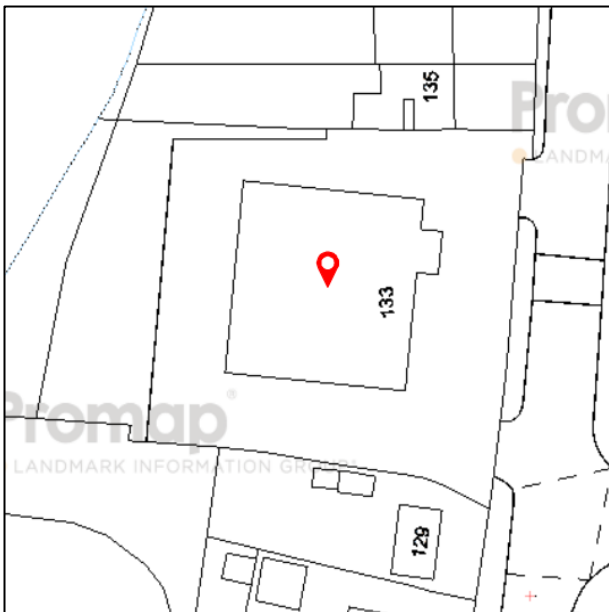
First Floor Layout



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STAFFORDSHIRE, ST7 3HA



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements