

FOR SALE

OFFICE PREMISES – REDUCED PRICE

ALEXANDER HOUSE, BETHESDA STREET, HANLEY, STOKE-ON-TRENT, ST1 3GN



Contact Becky Thomas: becky@mounseysurveyors.co.uk

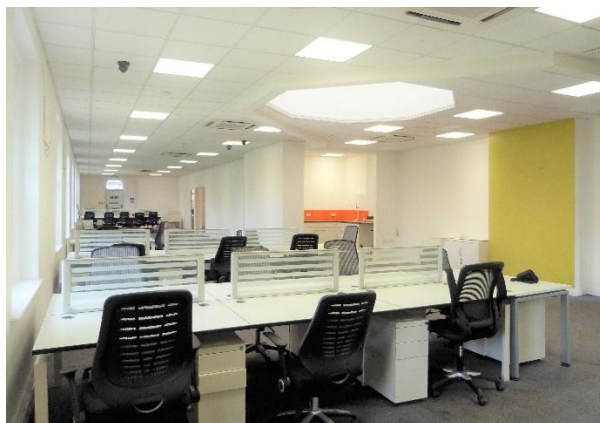
T - 01782 202294

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LOCATION

Located on the corner of Bethesda Street and John Street in Hanley, Stoke on Trent's city centre, the premises benefit from onsite parking and Bethesda Public Gardens and seating area are situated to the rear.

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. John Street multi-storey car park is situated directly opposite and there is a variety of pay and display and short stay parking surrounding the building.

The Potteries Museum is also located on Bethesda Street and the recently built mixed use Smithfield development is situated nearby 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 detached, two storey brick-built office building that is Grade II listed. Previously a methodist school, the property has benefited from a number of office occupiers in recent years.

Internally, the accommodation offers;

- A range of open plan and partitioned meeting rooms
- LED lighting
- Air conditioning
- Perimeter trunking
- Kitchen/WCs on each floor
- Central Staircase
- Shower facilities

Externally each floor benefits from 3 parking spaces onsite.

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ACCOMMODATION	SQ M	SQ FT
GROUND FLOOR – LET	361.28	3,889
FIRST FLOOR – VACANT	332.86	3,583
TOTAL NET INTERNAL AREA	694.14	7,472

INVESTMENT SUMMARY

The first floor is vacant and available to let at a quoting rent of £10 per sq ft and is being marketed as a whole or in two suites.

The ground floor is let to Smiths (Solicitors) LLP on a new internal repairing and insuring lease for 10 years from 6th June 2024 at a headline rent of £40,000 per annum. The tenants benefit from a stepped rent, break option and there is a 5th year, upwards only, rent review. Further information is available from the agents.

PRICE

Offers invited in the region of £575,000 +VAT.

SERVICE CHARGE

A service charge is levied to cover the maintenance of the internal and external communal areas. Further information is available from the agents.

Energy Performance Certificate

EPC Rating – B (39).

RATING ASSESSMENT

The floors are rated individually and currently have a rateable value of;

Ground Floor - £28,250 (2026 listing)

First Floor - £29,500 (2026 listing)

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



First Floor - Floor Plan



Contact Becky Thomas: becky@mounseysurveyors.co.uk

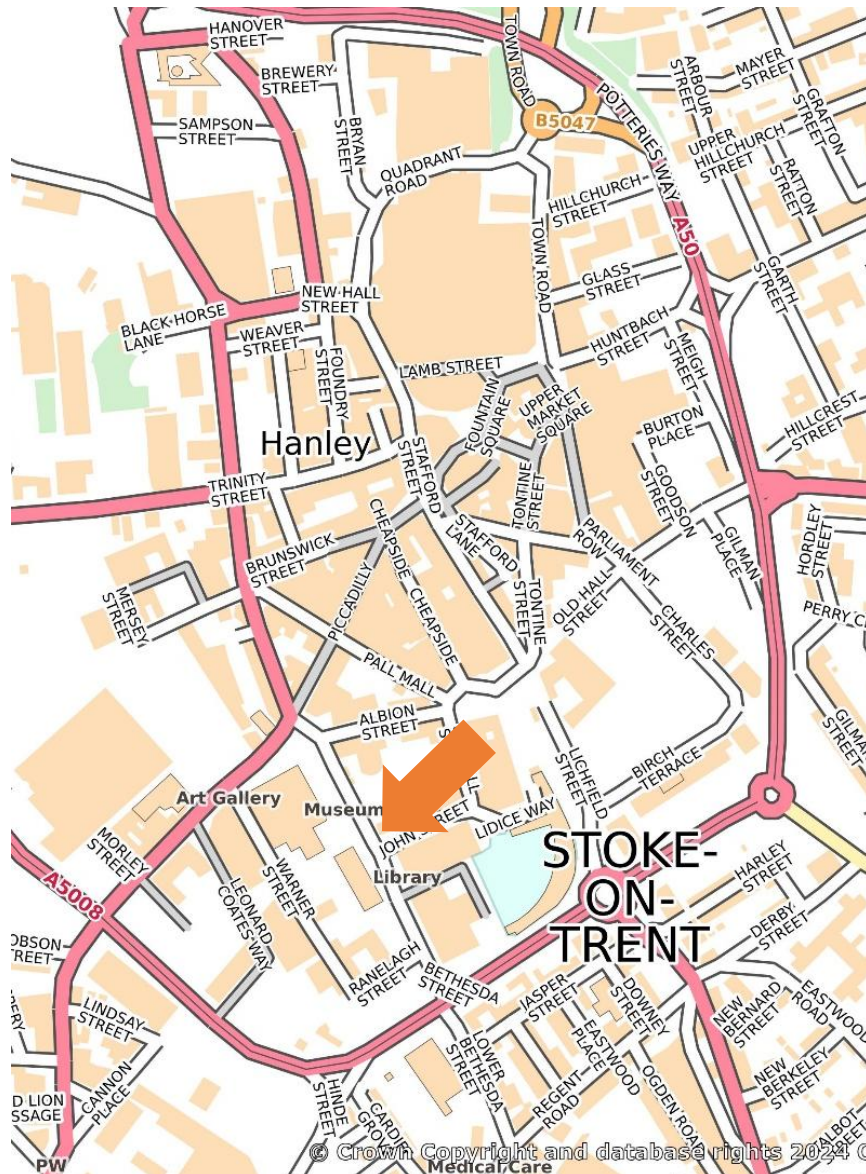
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PLANNING

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

TENURE

The property is available on a freehold basis.

VAT

All prices are quoted exclusive of VAT which is applicable.

LEGAL COSTS

Each party is responsible for its own legal/professional 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

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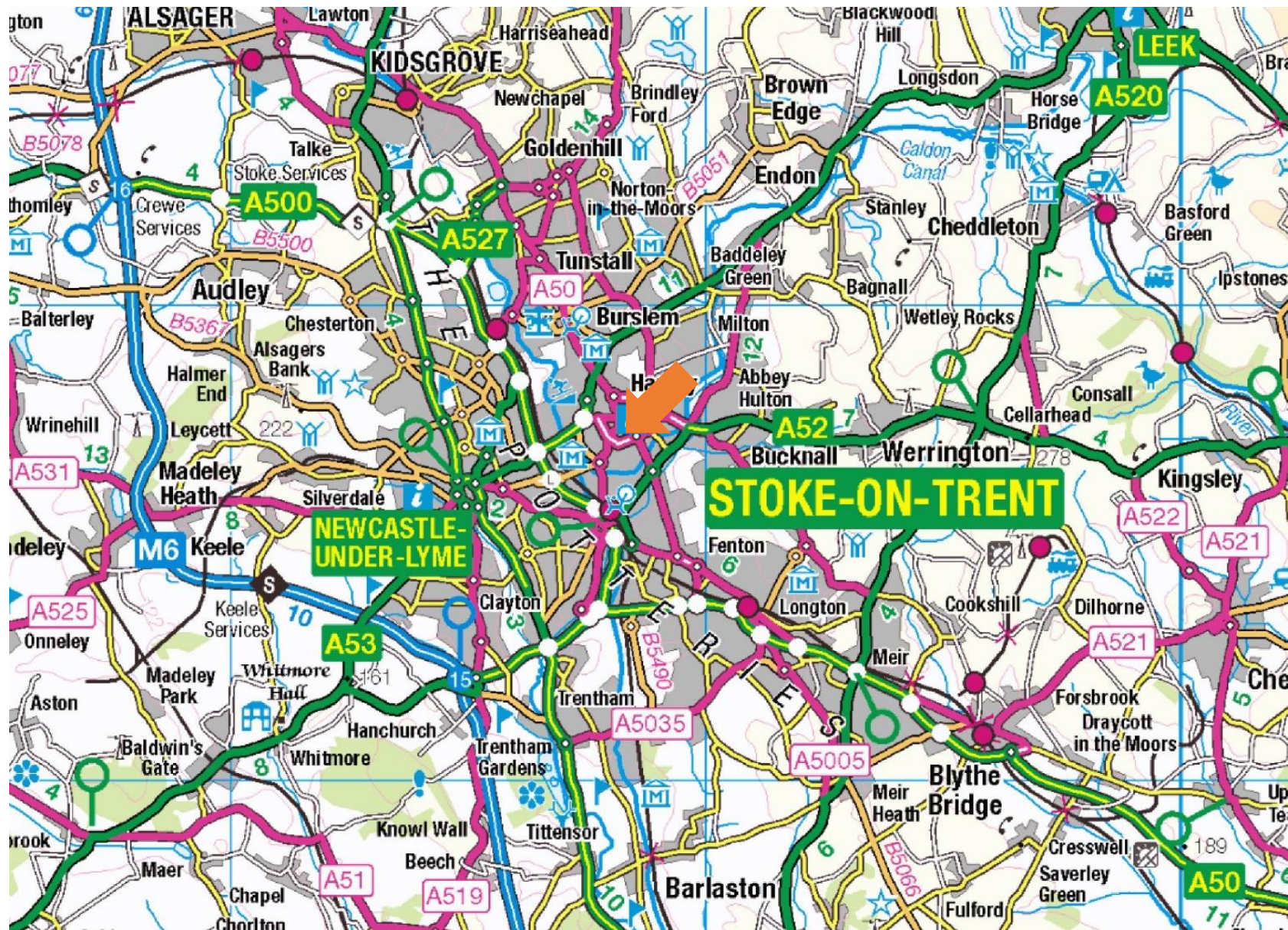
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Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU

Or Joint Agents - Louis Taylor - 01782 260222

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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.



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 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.