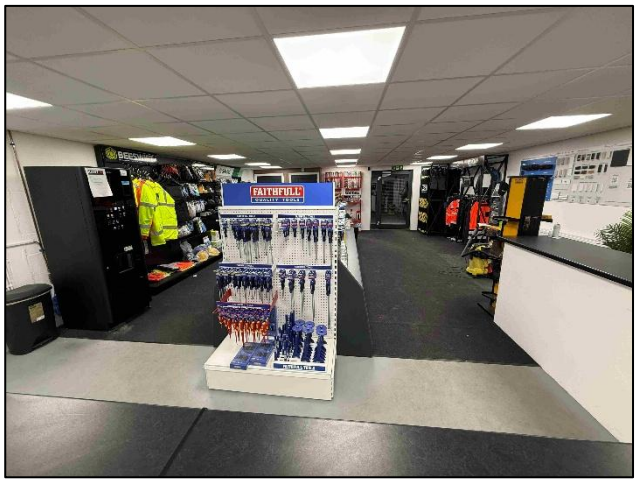
RORY MACK

ASSOCIATES

UNIT 1 BRITANNIA BUSINESS PARK, NORTH ROAD, COBRIDGE, STOKE ON TRENT, ST6 2PZ

FOR SALE
£775,000

- Showroom with offices and extensive warehousing 12,102 sq ft NIA
- Main road frontage and with immediate access to A53
- Recently refurbished with new cladding and insulated roof surfaces
- Loading and parking areas to front and rear within gated compound
- EPC: Band D (86)



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GENERAL DESCRIPTION

A recently refurbished trade counter premises with first floor offices and extensive warehouse/industrial accommodation with pitched insulated tiled roof coverings. Elevations are of masonry construction with extensive areas now clad in metal profile sections generating a modern and sleek appearance. The warehouse/industrial part benefits from three electric roller shutter doors to the front, a concrete floor and 3 phase electric. There is an additional loading door to the rear together with a further parking/loading area which is secured with metal perimeter fencing.

The showroom and trade counter have a modern clean feel and feature suspended ceilings LED square tiles and powder coated aluminium windows and doors. The warehouse comprises several internally connected bays with 130' depth together with several integral offices and storerooms. The showroom comprises an open plan area with several smaller offices and an open plan office area on the first floor. The trade counter is located to the side of the showroom.

LOCATION

Occupying a prominent location at the entrance to Britannia Park Industrial Estate, the property has approximately 40ft of roadside frontage and is within 20 yards of the junction with Leek New Road (A53) and approximately 1 ½ miles from the A500.

TENURE

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

BUSINESS RATES

Rateable value	£37,250
Rates payable	£16,092 pa (26/27)

SERVICES

All mains services are connected including 3 phase electricity. There is gas fired central heating in the showroom. No services have been tested by the agents.

PLANNING

Both the premises and the entire trading estate has a long and established history of providing warehousing and general industrial accommodation, conducive with (B8) and (B2) Use Class Orders respectively. It is the responsibility of the buyer to satisfy themselves that the appropriate planning is in place to meet their needs.

VAT

The sale price is not subject to VAT.

ACCOMMODATION

Main warehouse (all ground floor)	
Warehouse:	6,143 sq ft
Rear warehouse:	2,488 sq ft
Store:	228 sq ft
Store:	228 sq ft
NIA:	**9,087 sq ft**
Showroom	
Ground floor	
Trade counter:	802 sq ft
Showroom:	1,268 sq ft
Office:	170 sq ft
First floor	
Showroom/office:	755 sq ft
Kitchen:	20 sq ft
NIA:	**3,015 sq ft**
Total NIA:	**12,102 sq ft**

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.

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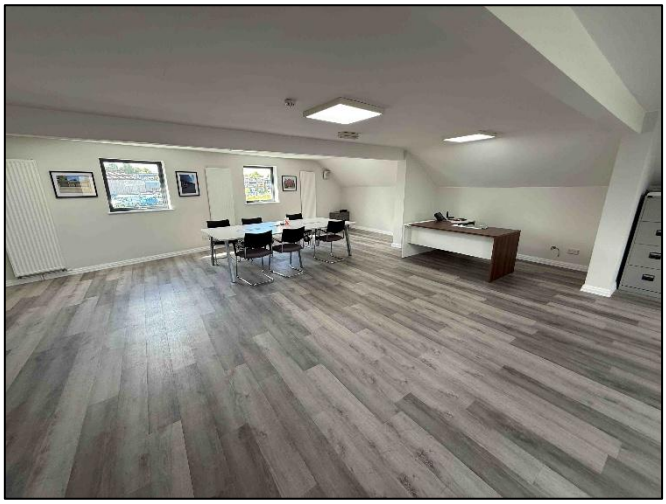

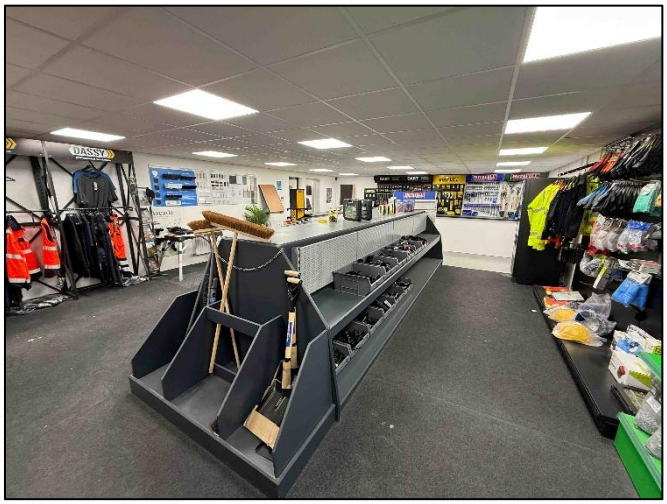

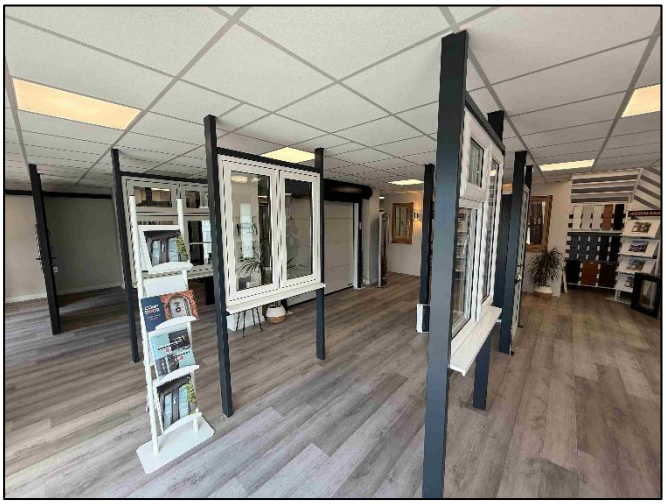

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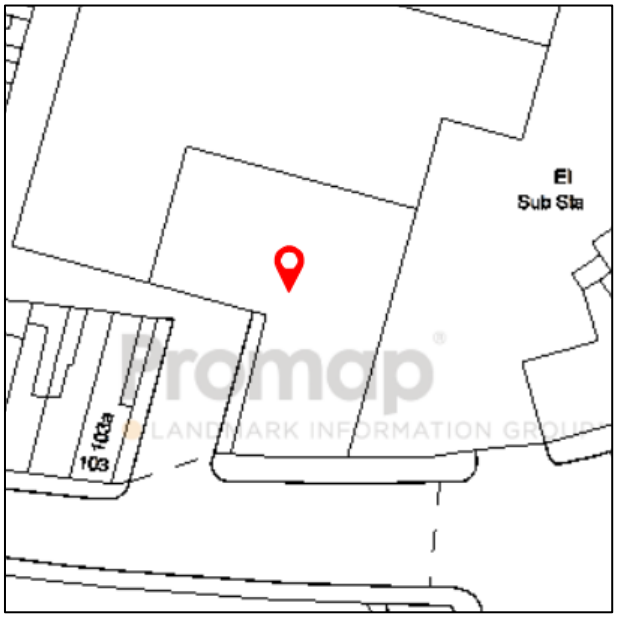

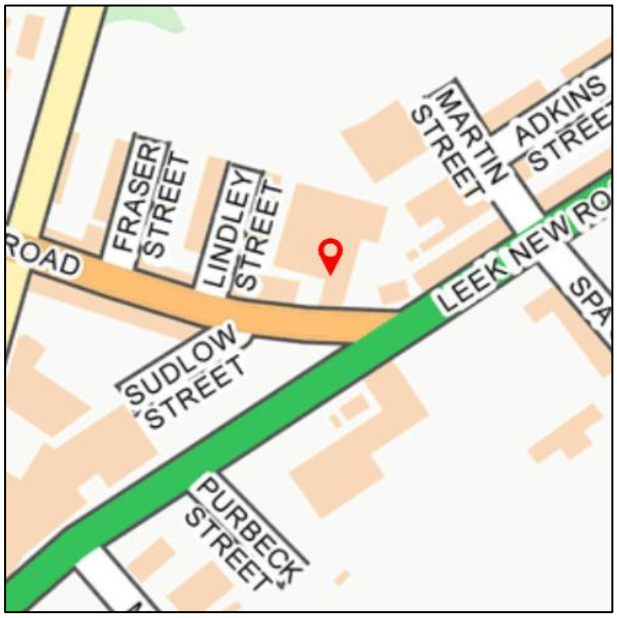

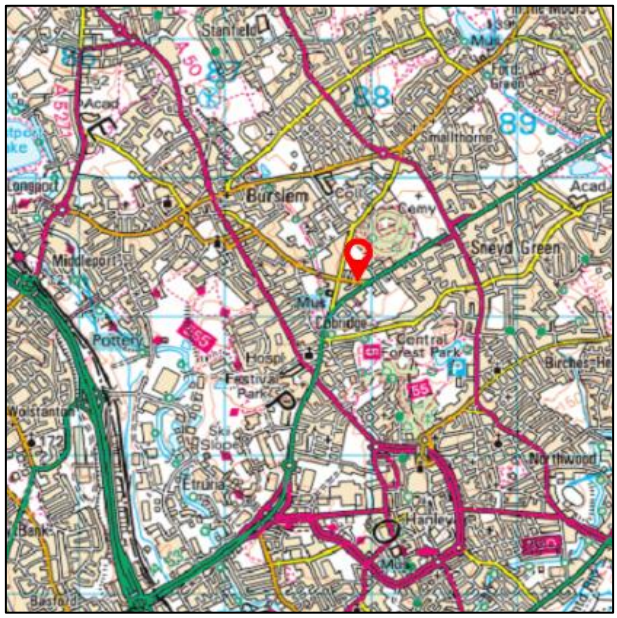

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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