

# FOR SALE

## BUSINESS PARK

HARTSHILL BUSINESS PARK, SHELTON NEW ROAD, STOKE-ON-TRENT, ST4 6DS



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# OVERVIEW

## HARTSHILL BUSINESS PARK, SHELTON NEW ROAD, STOKE-ON-TRENT, ST4 6DS



### LOCATION

Hartshill Business Park is strategically located on the western edge of Stoke-on-Trent, offering excellent connectivity and a prominent position above the Trent Valley. The park sits just off Shelton New Road (A53), with rapid access to the A500 "D Road" and the M6 motorway, providing seamless links to regional and national transport networks.

The surrounding area comprises a mix of modern residential neighborhoods, green spaces, and established commercial and light industrial premises, creating a well-balanced environment for business operations. Key local amenities include the Royal Stoke University Hospital, Stoke town centre, and nearby railway connections via Shelton.

### DESCRIPTION

The site extends to 0.856 acres and has been split to provide a range of commercial units including vehicle MOT station, storage units, gym and retail sales. There are also telephone masts located to the roof of the front building. The property offers an excellent asset management opportunity.

### INVESTMENT SUMMARY

Offers of £495,000 are sought. We are advised that VAT is not applicable.

The Total Current Net Income is £67,990 per annum, with significant arrears for 2 units totalling £10,800 pa of the passing rent. There are 3 vacant units with potential to produce further income. A tenancy schedule will be provided to Bonafide interested parties.

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## SERVICE CHARGE

A service charge may be applicable towards upkeep of the common parts and external maintenance and repairs. Interested parties should review the lease agreements for further information.

## RATING ASSESSMENT

There are a range of rating assessments for the individual offices, workshops and sites. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## PLANNING

Interested parties are advised to make their own enquiries to the Local Planning Authority (Stafford Borough Council).

## SERVICES

Mains water and electric are connected to the site. Occupiers are recharged electric via submeters. Utilities have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## TENURE

Freehold subject to existing tenancies.

## VAT

All prices are quoted exclusive of VAT we understand is not applicable.



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## EPCs

TBC

## LEGAL COSTS

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

## 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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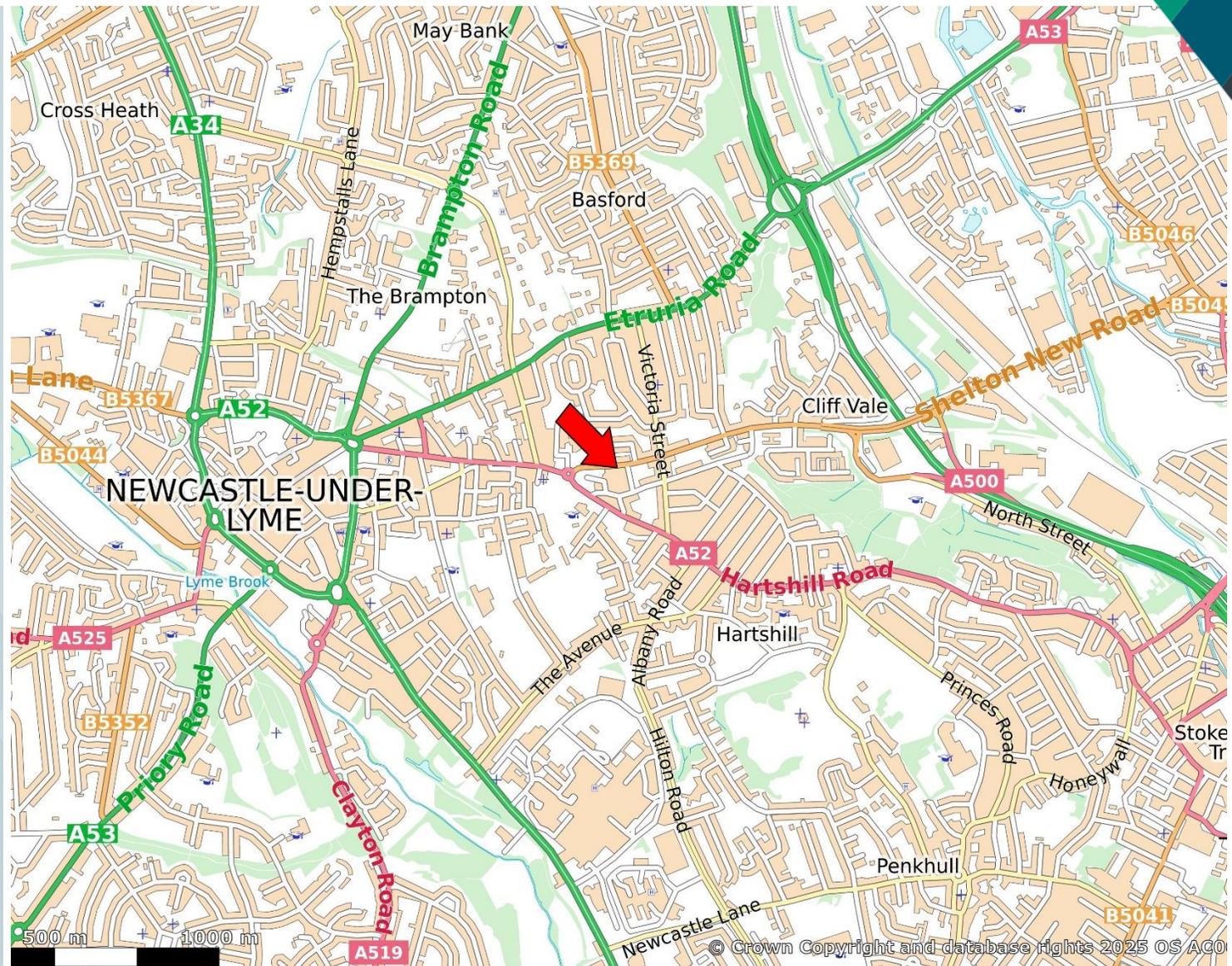
## JOINT AGENTS

**Lowe & Elliott Surveyors**

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# Our services

**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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## Commercial Agency

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 Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



## 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.