

# TO LET

## TRADE COUNTER/INDUSTRIAL PREMISES WITH LARGE YARD

FORMER HUWS GRAY BUILDERS MERCHANTS, STALLINGTON ROAD, BLYTHE BRIDGE,  
STOKE ON TRENT, ST11 9PD



Contact Becky Thomas: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)



# TRADE COUNTER/INDUSTRIAL PREMISES WITH LARGE YARD

FORMER HUWS GRAY BUILDERS MERCHANTS, STALLINGTON  
ROAD, BLYTHE BRIDGE, STOKE ON TRENT, ST11 9PD

## LOCATION

The premises are located roadside on Stallington Road in Blythe Bridge, Stoke on Trent. Stallington Road benefits from excellent connectivity to the A50 dual carriageway 1.4 miles to the south via Uttoxeter Road (A521).

The A50 provides access to Uttoxeter and Derby to the east and connects to the A500 to the west. The A500 dual carriageway links to the further towns of Stoke on Trent and Newcastle under Lyme and, M6 motorway junction 15 (8 miles).

## DESCRIPTION

The premises comprise of a former builders merchants with two, steel portal framed units of part profile clad and part blockwork construction within a large, secure site. The site benefits from

- First Floor Office
- Trade Counter
- 3x Roller Shutter Doors (Trade Counter)
- 5x Roller Shutter Doors (Rear Warehouse)
- Eaves Height 4.8m to 5.5m
- WCs and kitchen
- Onsite parking
- Large gated and concrete surfaced yard

The site area is 1.15 acres (0.46 hectares).

## TENURE

The premises are held on a full repairing and insuring lease due to expire 4<sup>th</sup> April 2037. The premises are available by way of sublease. Further information is available from the agents.

## RENT

Passing rent is £70,000 per annum.

## RATING ASSESSMENT

The site has a current rateable value of £36,250 (2026 listing)

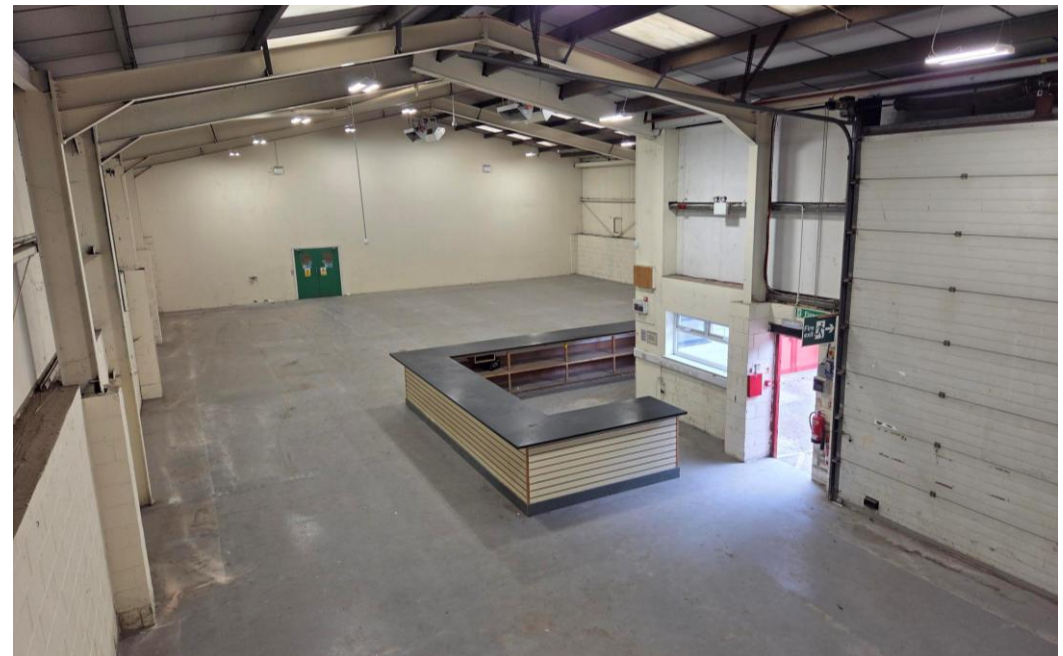
We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – D (90).

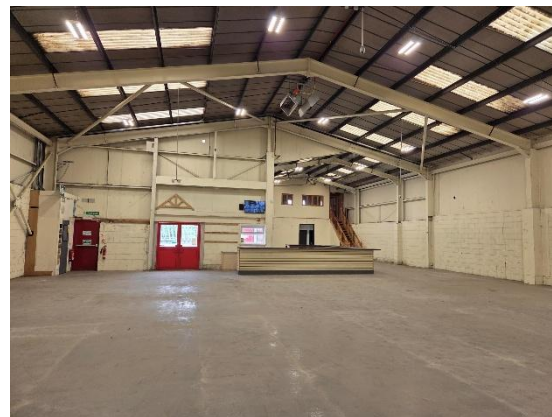
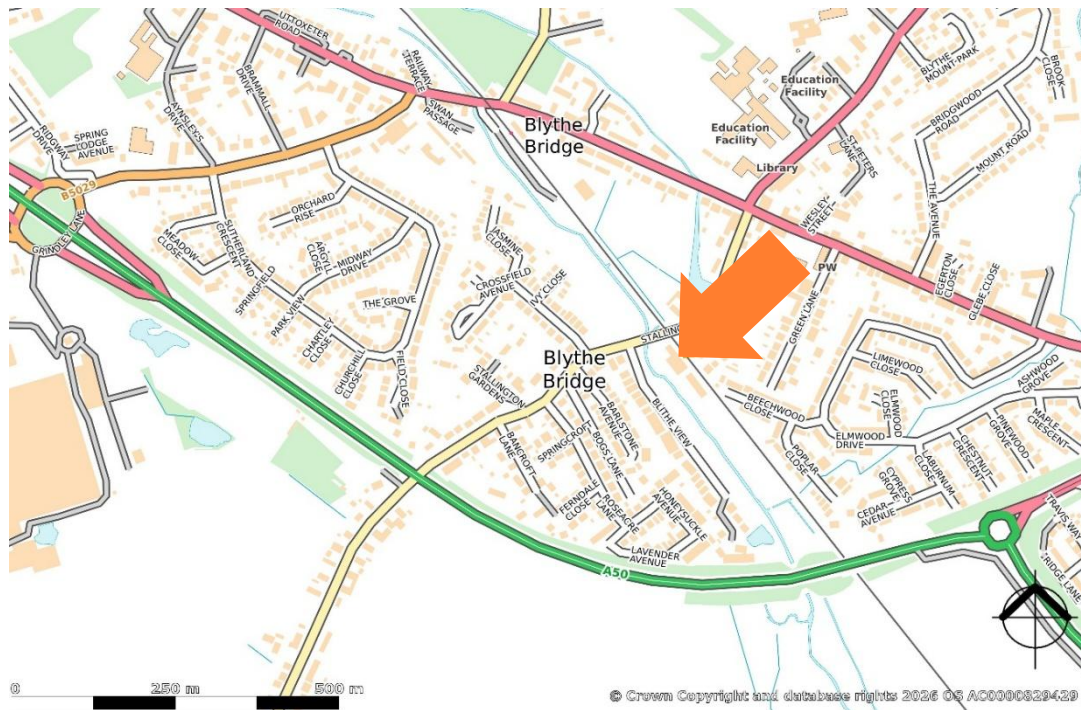
### Accommodation

|                                  | Sq.M.             | Sq.Ft.           |
|----------------------------------|-------------------|------------------|
| Trade Counter                    | 457.15            | 4,921            |
| Storage                          | 217.02            | 2,336            |
| First Floor Office               | 31.99             | 344              |
| <b>Gross Internal Area</b>       | <b>706.16</b>     | <b>7,601</b>     |
| Rear Warehouse                   | 463.67            | 4,991            |
| <b>Total Gross Internal Area</b> | <b>1,169.83</b>   | <b>12,592</b>    |
| <b>Site Area</b>                 | <b>1.15 acres</b> | <b>0.46 hect</b> |



# TRADE COUNTER/INDUSTRIAL PREMISES WITH LARGE YARD

FORMER HUWS GRAY BUILDERS MERCHANTS, STALLINGTON  
ROAD, BLYTHE BRIDGE, STOKE ON TRENT, ST11 9PD



Contact Becky Thomas: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)



# TRADE COUNTER/INDUSTRIAL PREMISES WITH LARGE YARD

FORMER HUWS GRAY BUILDERS MERCHANTS, STALLINGTON  
ROAD, BLYTHE BRIDGE, STOKE ON TRENT, ST11 9PD

## SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. Interested parties are advised to make their own investigations.

## VAT

All prices quoted are exclusive of VAT which is applicable.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

## CONTACT

**Becky Thomas** T: 01782 202294 E: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

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

Or Joint agent

Jonathon White – T: 07811100786 – E: [Jonathan.white@sw.co.uk](mailto:Jonathan.white@sw.co.uk)



**SW**

Sanderson  
Weatherall

Contact Becky Thomas: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)



# TRADE COUNTER/INDUSTRIAL PREMISES WITH LARGE YARD

FORMER HUWS GRAY BUILDERS MERCHANTS, STALLINGTON ROAD, BLYTHE BRIDGE, STOKE ON TRENT, ST11 9PD



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

# 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.

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) ☎ 01782 202294



## 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.