

Longton Exchange, Longton, Stoke on Trent, ST3 1NQ



TO LET

First Floor Accommodation - Suitable for a Variety of Uses

Gross Internal Area: 19,650 ft² (1,825.52 m²)

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First Floor Accommodation - Suitable for a Variety of Uses - STP

Overview

- Prominent Town Centre
- Located in the Towns Retail Core
- Over 400 Car Parking Spaces Available
- Suitable for a Variety of Uses - STP
- Low Rental Value
- Population of 110,000 Within a 2-mile Radius



Location

Longton is located four miles southeast of Hanley, the main commercial centre for Stoke-on-Trent.

Longton is well served by communication links, with direct links onto the A50 dual carriageway, which itself links to J15 of the M6 motorway, approximately three miles to the west.

By rail, Longton Railway Station provides hourly services both eastbound to Derby and westbound to Stoke and Crewe.

Longton Exchange is also two and a half miles from Stoke-on-Trent train station, which is on the West Coast Main Line and runs between London to Manchester Piccadilly.

Situation

The property is predominantly situated in the town centre, directly adjacent to the retail core including Longton Exchange Shopping Centre.

There is a large council operated pay and display car park (400 spaces) providing customers with easy access to both the subject property, the next-door B&M Bargains, and the Longton Exchange Shopping Centre.

The property is bounded by Commerce Street to the rear, which leads directly to the main thoroughfare through Longton.

Nearby occupiers include Tesco Extra (5 min walk), Lidl, Matalan, Next, Sports Direct, Farmfoods, B&M Argos and Costa.

Description

The property comprises a first-floor retail warehouse of concrete portal frame construction brick elevations and insulated double skin cladding.

Covered goods delivery is via full height loading bay.

The floor space can be accessed by a separate entrance off Commerce Street and provides a large open plan area suitable for many different uses.

The property also includes a significant space outside the covered deliveries bay. This area is accessed directly from Commerce Street and so provides potential for development of further retail/leisure space.

Accommodation

Total (GIA) 19,650 ft² (1,825.52 m²)

Rental / Terms

The property is available to let on a new lease with rental and terms to be agreed.

VAT

We understand VAT will be payable.

Services

We understand all mains services are available to the property.

Energy Performance Certificate

Available from the agent.

Legal Fees

Each party to be responsible for their own legal cost incurred during this transaction.

Availability

The property is immediately available, subject to the completion of legal formalities.

Viewings

Strictly via the sole letting agent
Siddall Jones on **0121 638 0500**



