

Sixteen.

Leisure, Other, Showroom, Industrial / Warehouse

TO LET



Former Jaguar & Land Rover Showrooms, Victoria Square, Broad Street, Hanley, Stoke-on-Trent, ST1 4JH

Former car showroom site.

Summary

Tenure	To Let
Available Size	5,930 to 37,820 sq ft / 550.92 to 3,513.59 sq m
Rateable Value	£247,000 1 April 2023 to present
EPC Rating	D

Key Points

- 2.38 acre site
- 182 parking spaces
- Main road frontage to A5006
- Well positioned in Hanley town centre

Chat to the team at Sixteen about this exciting opportunity | Call **+44 (0)161 461 1616** today

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Summary

Available Size	5,930 to 37,820 sq ft
Rateable Value	£247,000 1 April 2023 to present
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Location

The property is prominently situated in Hanley, Stoke on Trent fronting Broad Street (A5006). Hanley town centre is approximately 0.5 miles to the north of the site.

Description

The property comprises two former car dealerships.

The former Jaguar dealership is located on the north side of the site fronting Cannon Place, the property is a single storey car showroom. The unit is configured with glazed showroom element to the front with partitioned offices, to the rear there is a valeting unit. Externally at the rear of the property is a ramp that provides access to a roof top parking deck. The property benefits from 18 forecourt parking spaces, 36 roof deck spaces and further 26 spaces in the rear yard.

The former Land Rover dealership is located on the south side of the site, fronting Broad Street. The property comprises a showroom & workshop and separate self contained workshop. The showroom unit is configured with fully glazed return frontage showroom and reception area which includes offices, to the rear is a workshop area. The self contained workshop is accessed via 3 roller shutter doors. Externally the property has 22 forecourt spaces front Broad St, with additional 80 spaces to the side and rear of the property.

Accommodation

The accommodation comprises the following areas:

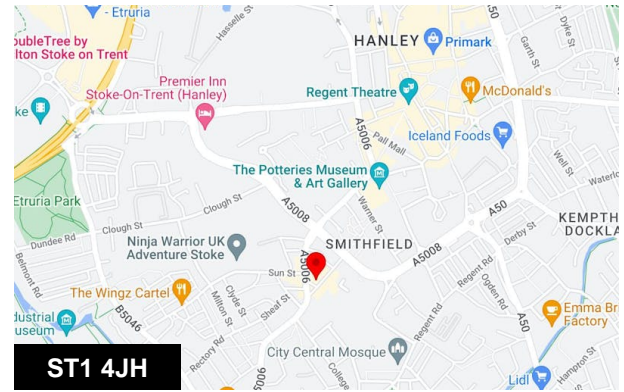
Name	sq ft	sq m
Ground - Jaguar Showroom	9,392	872.55
Ground - Land Rover Showroom	22,498	2,090.13
Ground - Workshop	5,930	550.92
Total	37,820	3,513.60

Terms

The property is available to rent by way of a new FRI lease on terms to be agreed. Alternatively the owner may consider a sale of the property.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.



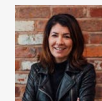
Viewing & Further Information



Andy Backhouse

07548 596 271

andy@sixteenrealestate.com



Nicola Harrington

07971 183 165

nicola@sixteenrealestate.com

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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