



**SITE 2, NORTH STREET
STOKE ON TRENT, ST4 7DJ**

Guide Rent £100,000 p/a + VAT



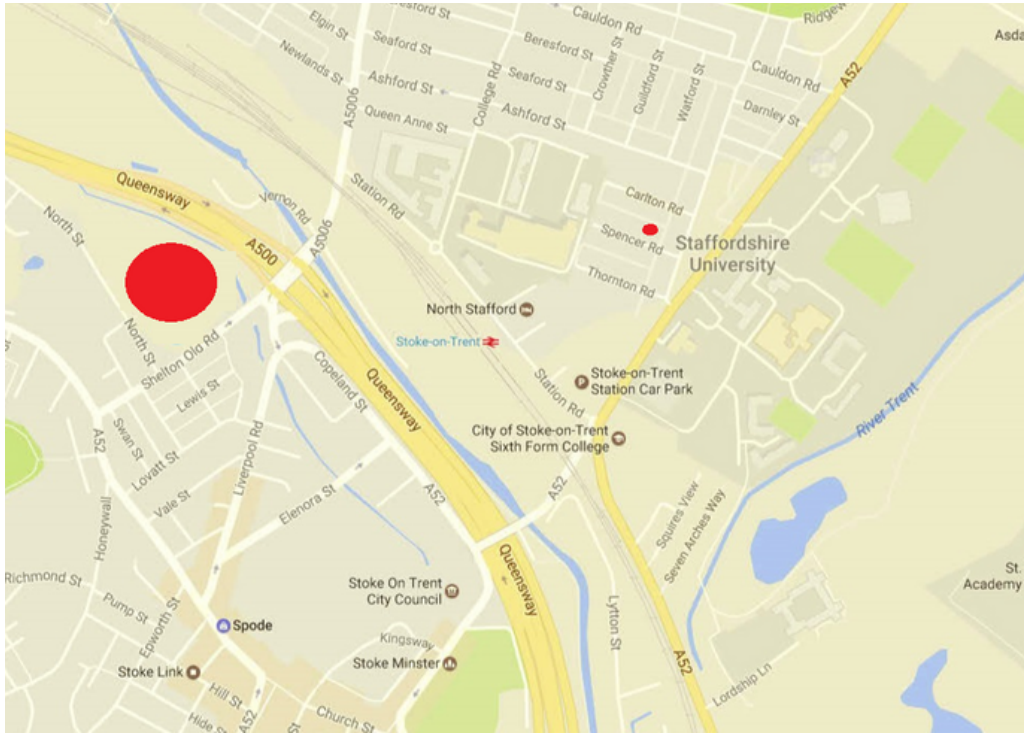
CHRISTOPHER ST. JAMES
EST 1976

Residential / Commercial / Land & Development

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THE DESCRIPTION

2.4 acres of hard standing land, the area is cleared and available immediately

THE LOCATION

The subject premises are located in Stoke-on-Trent, Staffordshire. Stoke-on-Trent is approximately 3 miles south east of Newcastle-under-Lyme, 16 miles north of Stafford and 22 miles south of Macclesfield.

Stoke-on-Trent station is a 10 minute walk south east of the property and provides regular services to Manchester and London Euston. The station is located on the other side of the A500 Queensway Dual Carriageway which runs along the north eastern boundary of the site.

The A500 is a major road in Staffordshire which connects to a number of A roads and provides access to Junctions 15 and 16 of the M6 motorway which is situated to the south west of the subject premises.

THE TERMS

A new lease / license agreement is available with terms to be agreed by negotiation

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THE VAT

We understand the property is elected for VAT

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

THE VIEWING

Roadside viewing is available unaccompanied

Contact Christopher St James 020 8296 1270

THE LEGALS

Each party are responsible for their own legal expenses

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