

FOR SALE

**Commercial Investment Property
off West Avenue, Talke, Stoke-on-Trent, ST7 1TZ
Three commercial/industrial units
Plus, development site
1.58ha (3.9ac)**

OFFERS IN THE REGION OF £1,250,000

LOCATION

The property is located north of the Potteries conurbation convenient for the A500 and M6

DESCRIPTION

Commercial investment opportunity comprising a builder's merchant currently let plus two vacant premises and land with potential for commercial development. The premises in total extend to 1.58ha (3.9ac).

UNIT 2

Shaded Pink on the plan extends to 0.68ha (1.68ac) with buildings on site providing approximately 500m² (5380ft²) of floor area. The current rent is £26,000 p.a.

UNIT 5

Shaded Red on the plan extends to 0.19ha (0.48ac) with a modern steel framed building on site of approximately 467m² (5030ft²) This is currently vacant.

UNIT 6

Shaded Blue on the plan extends to 0.16ha (0.40ac). There is an office/workshop building of approximately 84m² (900ft²) plus a two-storey brick building in need of renovations of approximately 74m² (800ft²). Part let at £4,000 p.a.

POTENTIAL DEVELOPMENT SITE

Shaded Yellow on the plan extends to 0.42ha (1.04ac) approximately. Suitable for commercial use subject to obtaining appropriate approvals.

RATING

Awaiting details.

EPC's

Information will be posted on-line

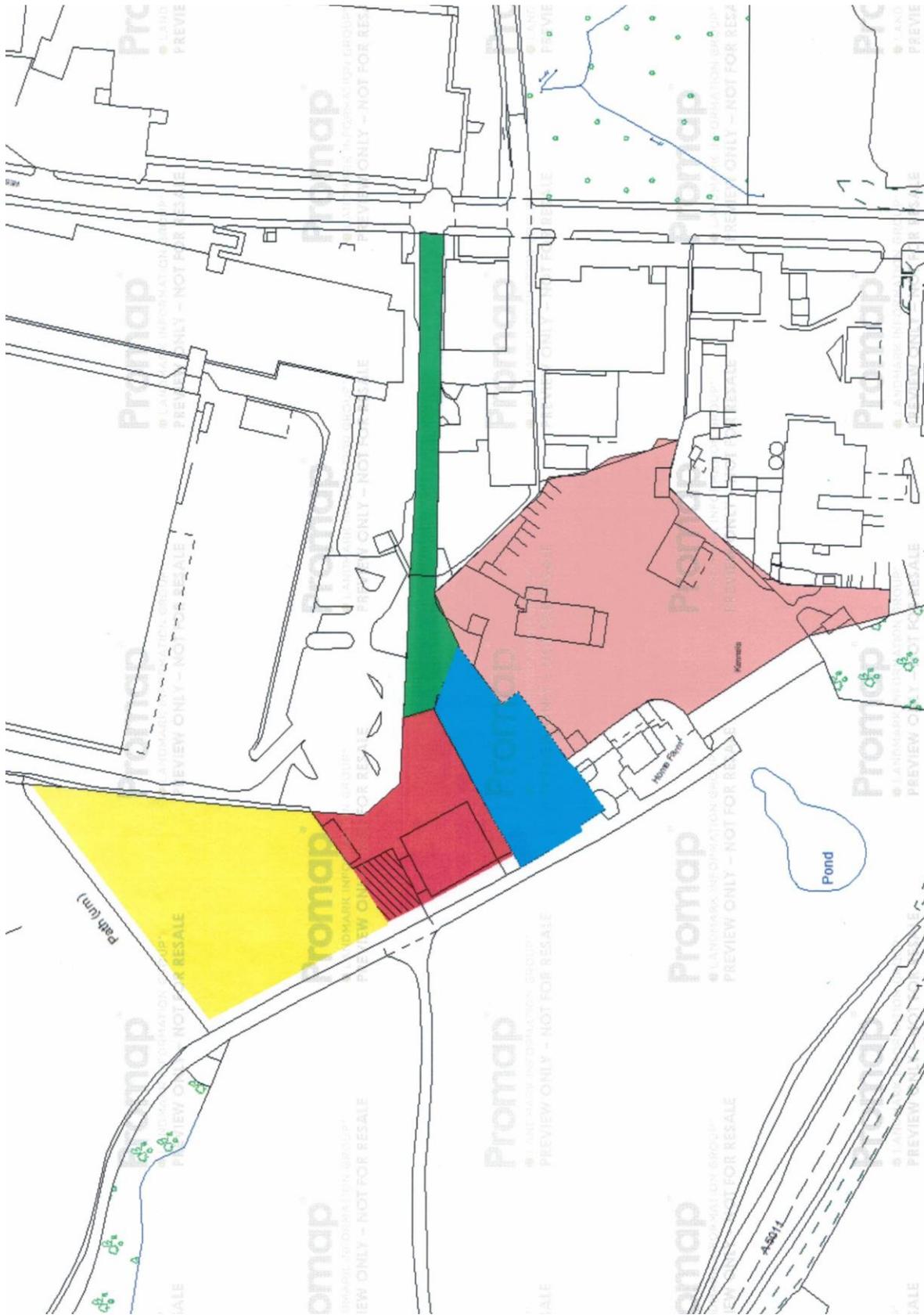
TENURE

The potential gross rental income could be £50,000 to £80,000.

VIEWING

Strictly by appointment via Whittaker & Biggs – 01260 273241

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