

FOR SALE

WESTPORT ROAD

BURSLEM, STOKE-ON-TRENT, ST6 4JF



INDUSTRIAL/WAREHOUSE PREMISES

**8,339 sq ft (774 sq m) buildings
on a site of 2.1 acres (0.8 ha)**

- Potential Redevelopment (STPP)
- Former builders Merchant
- Large yard
- Rare Freehold

LOCATION

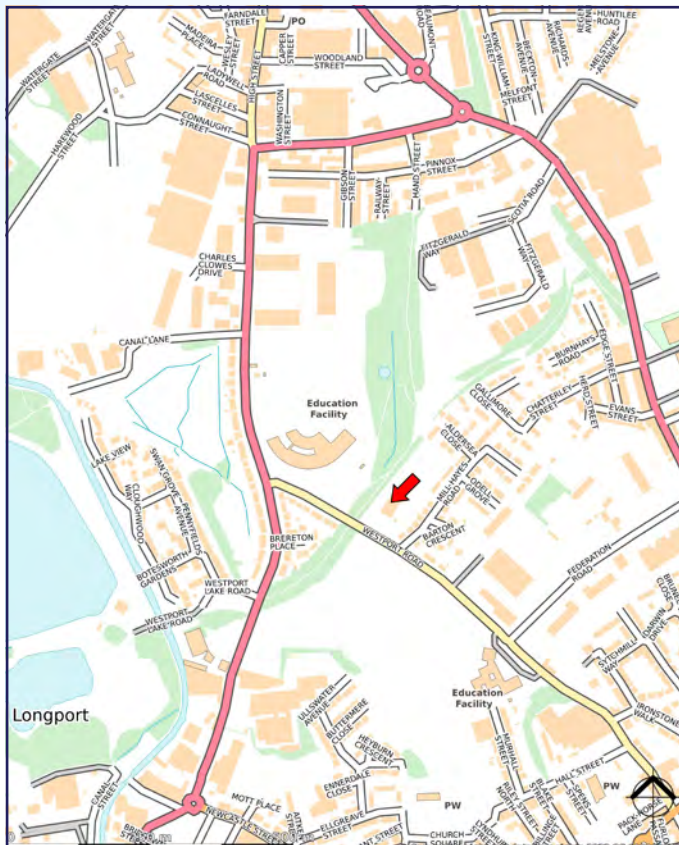
The property is located within the town of Burslem, one of the six towns that make up the city of Stoke on Trent.

The site is located on Westport Road which links between the A50 and the A5271 which are the main routes linking Burslem and Hanley to the South and Tunstall to the North. The property sits in between Coop Academy Trust School and residential properties.

The A500 dual carriageway is located approximately 1 mile from the property giving access to main arterial roads in the area and also Junction 16 of the M6 motorway (6.4 miles to the North) and Junction 15 (7.7 miles to the South).

DESCRIPTION

The property comprises two buildings in the middle of a 2.1 acre (0.8 ha) site. Both units are of steel portal frame construction with pitched roofs incorporating roof lights and high bay sodium lights. The unit to the left has five roller shutters going down the side of the unit and has been used as a storage centre. The unit to the right has a roller shutter to the rear and first floor office to the front of the unit and a trade counter area. There is a standalone service yard building to the front of the yard which has been used as a further storage unit.



POSTCODE: ST6 4JF



ACCOMMODATION

	SQ M	SQ FT
Warehouse Storage	322.28	3,469
Main Warehouse	364.87	3,929
TOTAL WAREHOUSE	687.15	7,395
1st Floor Office	62.26	670
Service Yard Building	25.54	274
TOTAL Approx. Gross Internal Area	774.95	8,339

PRICE

£995,000 exclusive

RATEABLE VALUE

The premises currently have a rateable value of £78,000 (2023 listing). Interested parties are advised to make their own enquiries to Stoke City Council on 01782 456789.

EPC

B (50)

TENURE

Freehold



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. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party is to bear their own legal costs in connection with the transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 09/23

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given 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 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. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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