

TO LET/MAY SELL

240 CITY ROAD
FENTON, STOKE-ON-TRENT, ST4 2PR



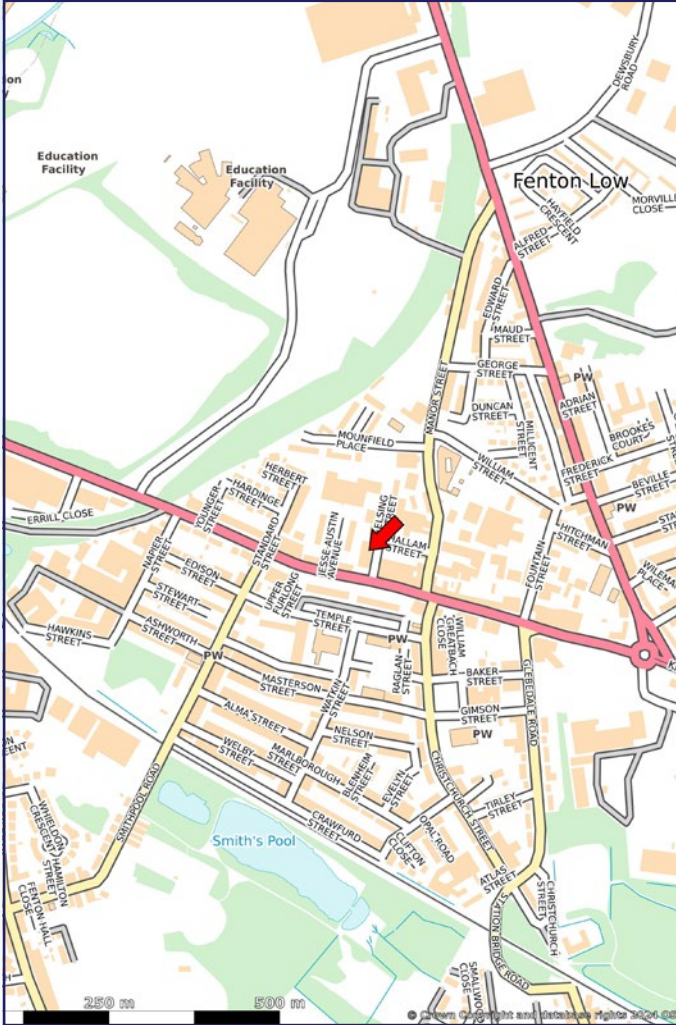
DETACHED FORMER CHILDREN'S NURSERY PREMISES
Extending to 5,099 sq ft (472 sq m) (Approx. Net Internal Area)

- External play areas, onsite parking
- Registered for 114 children
- Potential for alternative uses / redevelopment (Subject to Planning)

LOCATION

The property is located in a mixed commercial and residential area in Fenton and is prominently located with a frontage to City Road (A5007) and an extensive return frontage to Elsing Street. There is a densely populated area of housing within close proximity and a large area of land adjacent to the site has just been granted planning permission to build 67 apartments and 28 houses (Application 63095/ FUL), which will significantly improve the area.

POSTCODE: ST4 2PR



DESCRIPTION

The property comprises a detached part two storey building with a external play area to the front and onsite parking to the side of the building. Internally the property benefits from large extensive rooms, toilets and an industrial kitchen. The property has two entrances one to the front and the rear.



ACCOMMODATION

	SQ M	SQ FT
Ground Floor	391	4,210
First Floor	83	889
TOTAL Approx. Net Internal Area	473	5,099

Referring to the attached floorplan, the property is mainly arranged on ground floor although there are a number of rooms at first floor level used for older children who attend after school clubs.

View 360° tour

USE

The property has the ability for 114 children registered as a nursery, with a large external area and car park to the front.

The building could be suitable for alternative uses or redevelopment subject to obtaining the necessary planning consents.

TENURE

A new full repairing and insuring lease is available on terms to be agreed. Alternatively, the landlord would consider a sale on the freehold basis

RENT

£37,000 per annum exclusive

RATEABLE VALUE

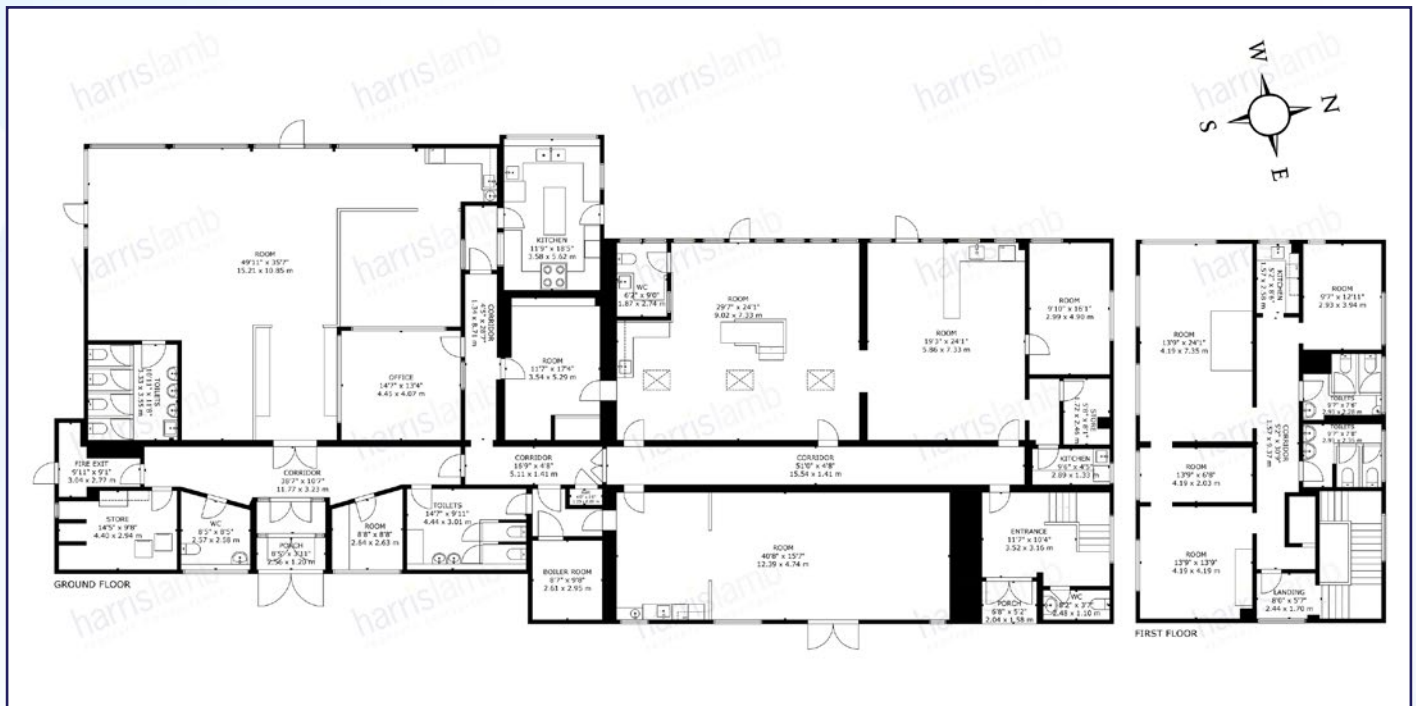
£34,000

EPC

E (102)

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: ST1228 Date: 01/24

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