

TO LET / MAY SELL

361 LIVERPOOL ROAD
NEWCASTLE-UNDER-LYME, ST5 9DX



FORMER CAR SALES SITE

1,711 sq ft (158.95 sq m) on a site of approx. 0.93 acre (0.37 Ha)

(Approx. Total Gross Internal Area)

- Former car showroom
- 75m Frontage on to A34
- Substantial parking / display areas
- Showroom, office and prep bay
- Potential for a variety of uses / redevelopment (Subject to Planning)

LOCATION

The property is located fronting the busy A34 Liverpool Road in Newcastle-under-Lyme which is a main arterial route through the town.

The Town Centre (1.5 miles) to the South and the A500 and M6 Motorway to North. Junction 16 is approximately 6 miles from the property and Stoke-on-Trent City Centre is approximately 5 miles to the east.

The surrounding area comprises a variety of roadside, commercial and industrial uses.



DESCRIPTION

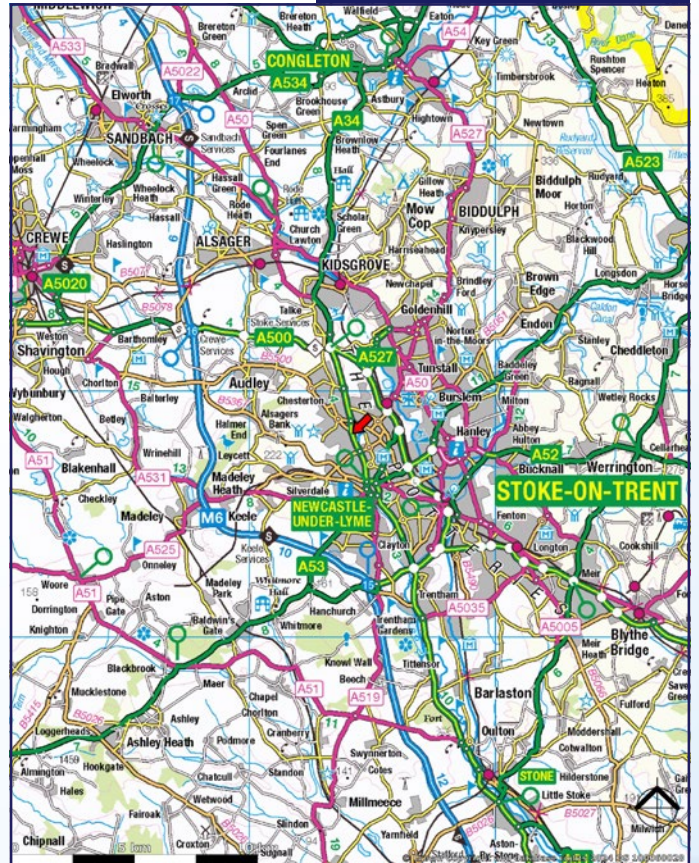
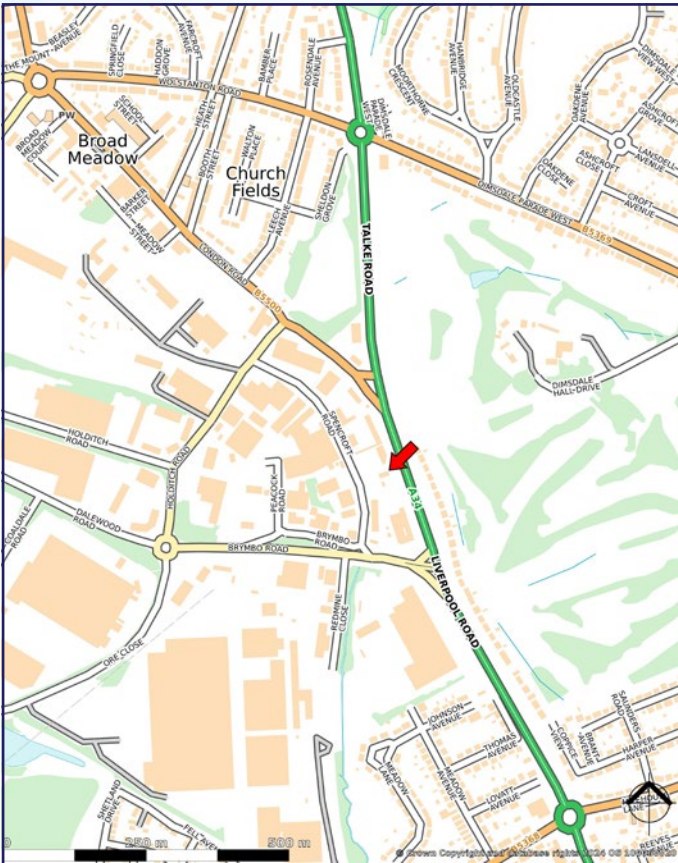
The property comprises a former car sales site with an office building, adjoining vehicle preparation bay and extensive parking / display areas to the front and side. To the rear are two temporary buildings previously used for vehicle preparation.

Features include:-

- Roller shutter prep bay area
- Office / showroom
- 75m prominent frontage on to the A34 Liverpool Road
- High traffic numbers



POSTCODE: ST5 9DX



ACCOMMODATION

	SQ M	SQ FT
Prep Bay	40.96	440
Offices/ Showroom	118.07	1,271
TOTAL Approx. Gross Internal Area	158.95	1,711

Approximate site area 0.93 acre (0.37 Ha)

RATEABLE VALUE

The property has a rateable value of £34,000 (2023 Listing).

EPC

EPC Rating (D) 90

TENURE

The site is available by way of a new lease on terms to be agreed. Alternatively, consideration may be given to a sale of the freehold interest.



RENT

£85,000 per annum exclusive.

VAT

All prices are quoted exclusive of VAT.

SERVICES

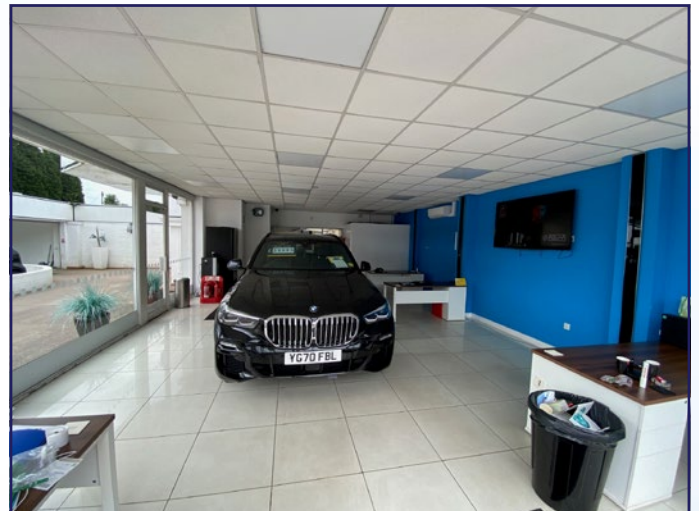
Electricity, water and drainage services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

ANTI MONEY LAUNDERING

The Anti Money Laundering regulations require identification checks to be 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

Mike Burr

mike.burr@harrislamb.com
07827 342 460

✉ info@harrislamb.com

Andrew Groves

andrew.groves@harrislamb.com
07966 263 287

harrislamb
PROPERTY CONSULTANCY

01782 272555

3 Lakeside Festival Park Stoke on Trent ST1 5RY

www.harrislamb.com

SUBJECT TO CONTRACT Ref: ST1246 Date: 07/24

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 leasees and do not constitute, nor 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.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

