

Hobson Street

Burslem, Stoke-on-Trent,
ST6 2AW

**Freehold Education Investment
with Development Potential**

Investment Summary



The property comprises an office building and 35 space car park.

Current rent of £27,000 per annum, reflecting a rent of £2.33 psf.

Located in a prominent position on Hobson Street and adjacent to the recently developed Kiln Gate by St Modwen Homes.

The property offers medium to long term development potential, subject to the usual planning consents.

The Main Building extends to 11,603 sq ft occupying c0.21 acres and the Car Park occupies a further c0.20 acres.

Freehold.

The property is fully let to Alpha Learning Staffordshire Limited on a 5-year term expiring 27th January 2027, subject to a mutual break option on 28th January 2025.



We are instructed to seek offers in excess of £475,000 (Four Hundred and Seventy Five Thousand Pounds), subject to contract and exclusive of VAT.

Main Building



The property comprises two plots including a 2-storey office block and associated car park.

The main building comprises a two storey building of traditional brick construction, situated on a 0.21 acre site and extending to 11,603 sq ft.

Accommodation is arranged over ground and first floor currently used as educational facilities.

The internal specification is as follows:

- Fluorescent LED strip lighting
- Natural ventilation & air conditioning system
- Perimeter trunking
- Central gas heating

Additional to the office block the main building includes 4 car parking spaces and outdoor recess space.

Student gymnasium



Games room



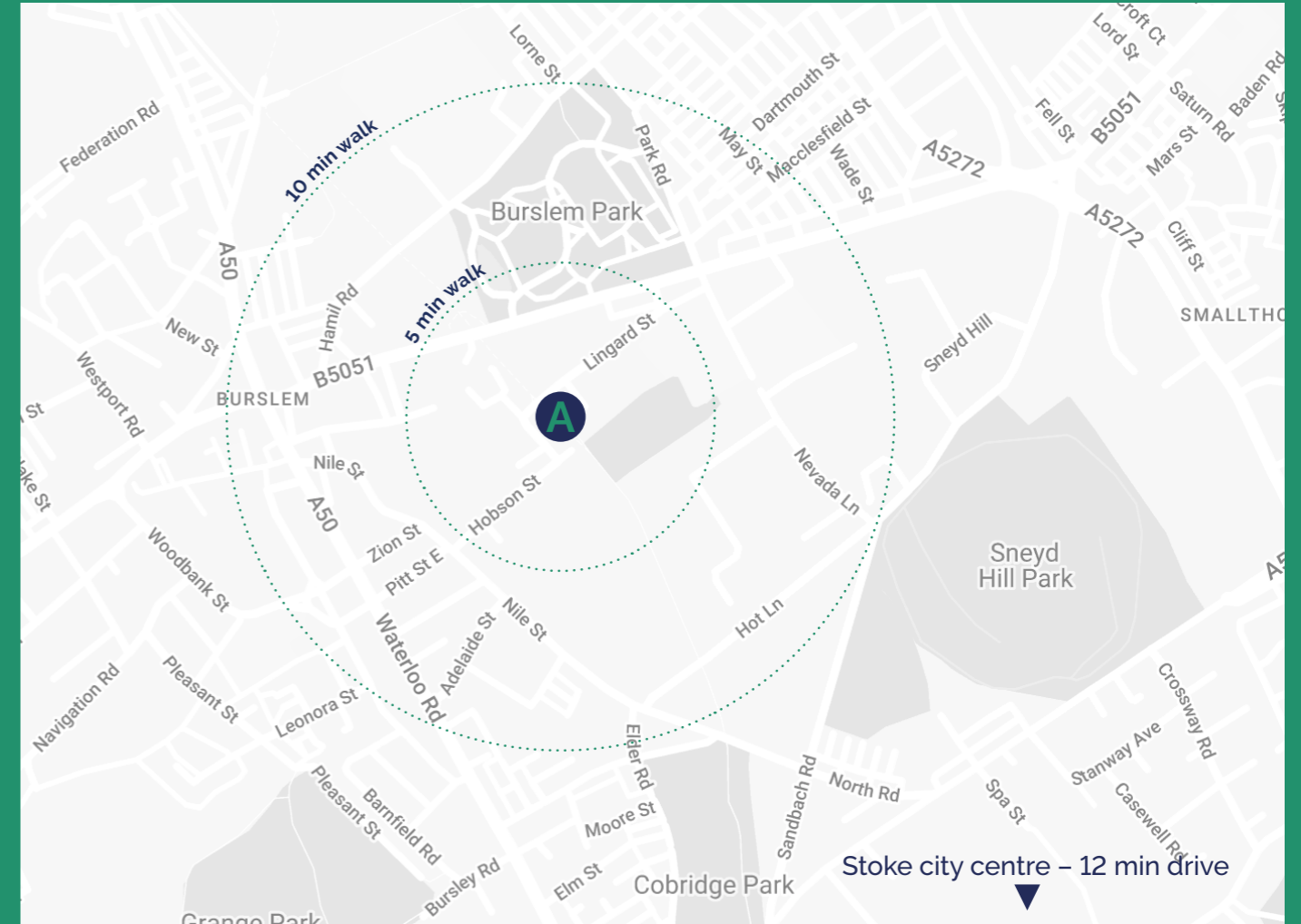
Classroom

Car Park



The Car Park site is fully secured and surfaced, extending to 0.20 acres. The site offers long term redevelopment potential, being bounded by St Modwen Homes Kiln Gate development to the West and Commercial to the East.

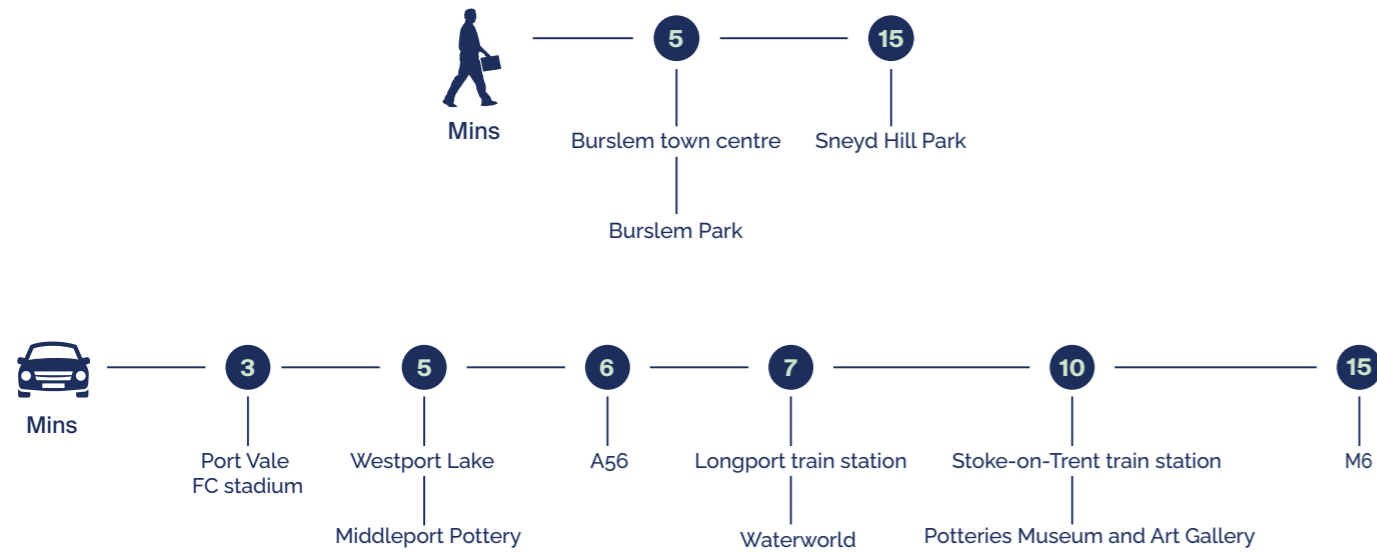
Location



Situated on Hobson Street, 0.5 miles from Burslem town centre one of six main towns in Stoke-on-Trent, the property offers a prime location for future residential development. Burslem Park and Port Vale Football Club are located within a 10-minute walk and Dimensions Leisure Centre is a 15-minute walk from the property.

The property is easily accessible to several Stoke-on-Trent's major towns with Hanley City centre 1.5 miles to the North via the A500, A53 and A50. The site is also served by several bus services providing access to Hanley, Newcastle, Tunstall and Kidsgrove town centres.

Local amenities



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following net internal areas (NIA):

Floor	NIA (Sq M)	NIA (Sq Ft)
Ground Floor	525	5,656
First Floor	552	5,947
Total	1,077	11,603



Market Place Cafe



Burslem Park



The Clayhanger Pub



Moorland Pottery

TENANCY

The Property is fully let to Alpha Learning Staffordshire Limited on a 5-year lease at £27,000 pa (£2.33 psf) until 27th January 2027.

Alpha learning Staffordshire is an education centre that supports young people who need guidance and caters for up to 30 students per day.

Through their work with the community, Alpha Learning have developed strong links with a variety of local stakeholders, including the Police, Prevent, Local Authorities and Schools to help provide the support to people in their care

EPC

A copy of the Energy Performance Certificate is available upon request.

VAT

TBC

ANTI-MONEY LAUNDERING

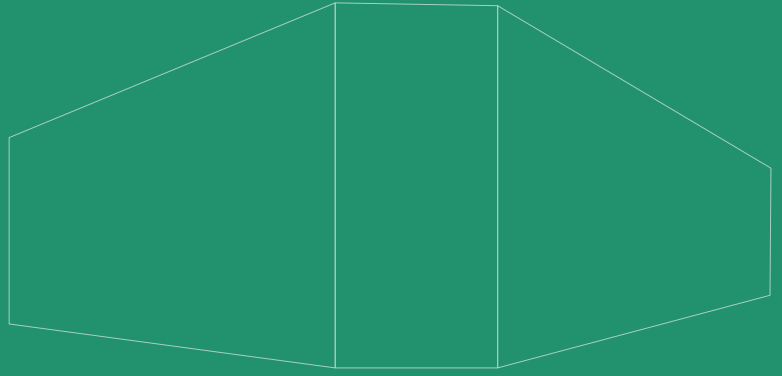
In accordance with Anti-money Laundering regulations, source of funding and identification will be required from the successful bidder prior to instructing solicitors.

PROPOSAL

We are instructed to seek offers in excess of **£475,000 (Four Hundred and Seventy Five Thousand Pounds)**, subject to contract and exclusive of VAT.

TENURE

Freehold.



Contact



James Board
jboard@obiproperty.co.uk
07425 331 226
0161 237 1717

Harry Fox
hfox@obiproperty.co.uk
07502 223 542
0161 237 1717

OBI give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by OBI has any authority to make any representation or warranty whatsoever in relation to this Property. These details are believed to be correct at the time of compilation, but may be subsequent amendment. Brochure designed and produced by OBI. Nov 2022. 0161 237 1717.