



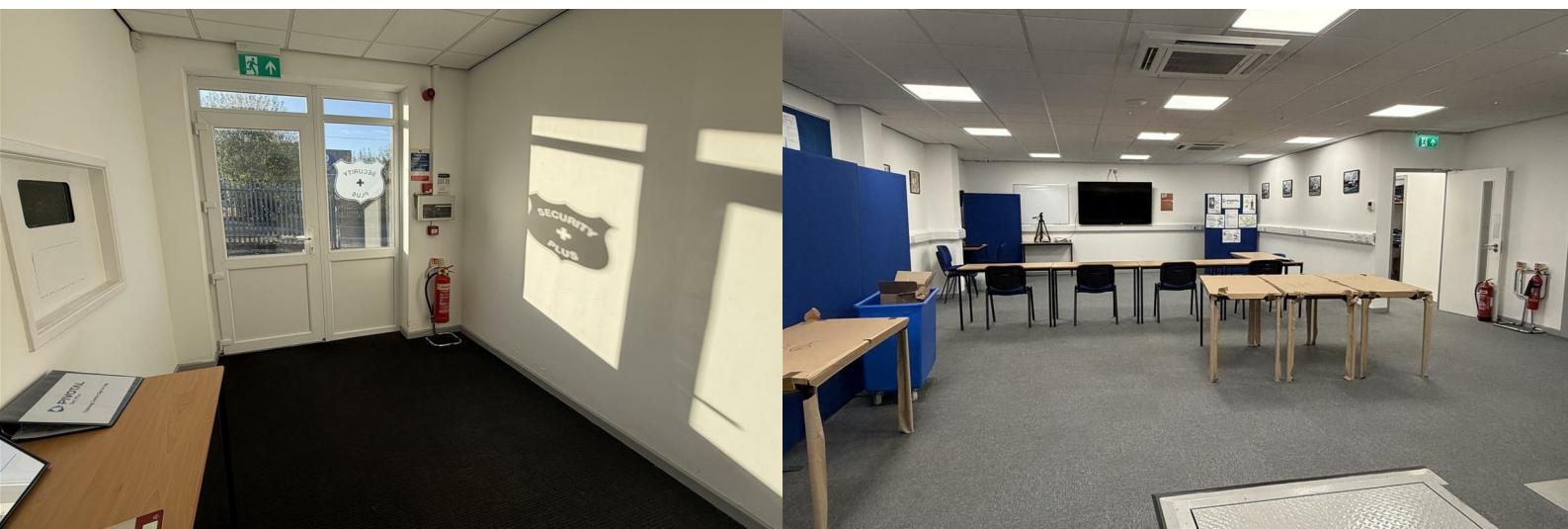
Security Plus Building Sampson Street

Hanley, Stoke-On-Trent, ST1 5EZ

2602.00 sq ft



Asking Price £325,000



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Description

A secure single storey business premises with loading bay, offices, vault and private car park. The property is located on the outskirts of Hanley and is within walking distance of the city centre. The premises would suit a variety of uses within current use class (E) which includes business, light industrial/warehousing or offices.

Location

Sampson Street runs between York Street and Hope Street and is less than 500ft (150 m) from Potteries Way dual carriageway and approx 1,000 ft (330 m) from Trinity Street. Trinity Street becomes Etruria Road leading into Festival Park Retail Park and giving access onto the A500, which joins the majority of the Stoke-on-Trent towns and J15 and J16 of the M6 motorway,

Accommodation

Reception : 104 sq ft (9.7 sq m)

Office : 209 sq ft (19.46 sq m)

Office : 117 sq ft (10.89 sq m)

Office : 376 sq ft (34.94 sq m)

Ladies & Gent W.C.

Kitchen : 122 sq ft (11.34 sq m)

Vault : 141 sq ft (13.16 sq m)

Training Room : 1,087 sq ft (101 sq m)

Loading Bay : 339 sq ft (31.48 sq m)

Total : 2,602 sq ft (241.92 sq m)

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The VOA website advises the rateable value for 2025/26 is £17,250. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Freehold

Freehold with vacant possession.

EPC

Display energy certificate number and rating is 93 D.

VAT

We have been advised VAT is NOT applicable.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

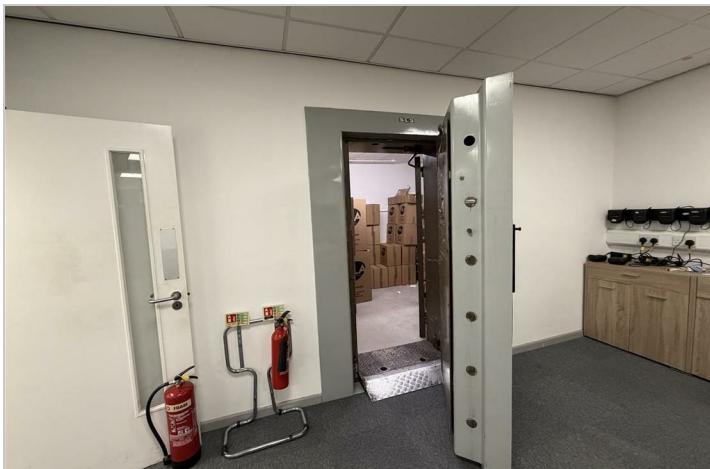
Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



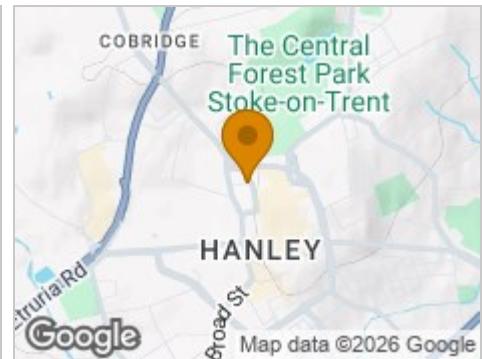
Road Map



Hybrid Map



Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.