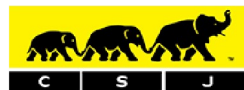




**PADEL COURT SITE,  
STOKE ROAD, STOKE ON TRENT, ST4**

***£95,000 Per Annum***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[lettings@csj.eu.com](mailto:lettings@csj.eu.com)**



### Full Description

New Design \*\* Land with planning for a new canopy covered Padel site \*\*

A cleared hard standing parcel of land extending to 1.1 acres with planning due to be granted for Erection of 8 double courts with associated fencing, changing facilities, office, access and car parking. Stoke on Trent planning ref: 25/FUL/00523

### Location

Land adjoining Caudon Campus occupies a prominent and accessible position fronting Stoke Road, immediately adjacent to Stoke-on-Trent College's Caudon Campus in the Shelton area of the city,

The location is very well connected by public transport. Stoke-on-Trent railway station on Station Road is only a few minutes' walk from the Caudon Campus, providing mainline rail links on the West Coast network to destinations including Birmingham, Manchester and London.

The area is also served by several regular local bus routes along Stoke Road and through Shelton and Hanley, with services such as the 9, 23, 25 and 100 stopping within walking distance and giving easy access to the city centre and wider Staffordshire. Caudon Campus itself is described as easily accessible by both road and rail, with convenient connections to the A500 and wider regional road network.

The surrounding neighbourhood offers a mix of college, university and residential buildings, with Staffordshire University and Hanley Park close by, supporting a strong student and local population. Stoke-on-Trent city centre (Hanley) is within easy reach for a full range of shops, services, leisure and cultural amenities, while local facilities in Shelton and along Stoke Road provide day-to-day convenience

### Services

We understand services are capped at the boundary, these have not been checked by CSJ

### Lease & Terms

Guide rent: £95,000 per annum + VAT

Our client is prepared to offer a 25 year lease with 5 yearly 10% rent increases

The ingoing tenant is responsible for discharging all planning conditions, construction of the building / completion of associated landscaping and fencing the perimeter of the demised area within the lease

### Viewing

The land is visible from the roadside and on site access by appointment only

Contact sole agents Christopher St James 020 8545 0591

### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Christopher St James**  
61 High Street Colliers  
London  
SW19 2JF



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**  
**www.csj.eu.com**  
**lettings@csj.eu.com**