



Unit 1 Emerald Way, Stone Business Park, Stone, Staffordshire, ST15 0SR
For Sale: £165,000

Industrial Investment
Gross Internal Area 152.31 sq. m (1,640 sq. ft.)

Unit 1 Emerald Way, Stone Business Park Stone, Staffordshire, ST15 0SR

Location

Stone Business Park is located 1.3 miles to the south of Stone town centre off the A34 between Stoke on Trent/J15 M6, 7 miles to the north and Stafford/J14 M6, 5 miles to the south. The business park is home to a range of small and large companies occupying office, industrial and warehouse accommodation.

Description

The property comprises a late 20th century end-terrace industrial building.

Building

- 16.05m (d) x 9.49m (w) measured internally
- Portal steel frame construction with 4.20m eaves
- Cavity brick & insulated sheet clad elevations with uPVC double glazing to front/side elevations
- Insulated 3.49m (w) x 3.15m (h) level access loading door
- Insulated sheet clad roof with 10% roof lights
- Fluorescent tube lighting
- Internal office, kitchen & toilet

Site

- Site area 436 sq. m (4,693 sq. ft)
- Site cover 34%
- Parking to front of building
- Grassed area to side of building

Accommodation

Description	sq. m	sq. ft
Gross Internal Area	152.31	1,640

Services

All mains' utilities services and mains drainage are available.

Energy Performance

TBC

Planning

The existing use is vehicle servicing/repair and MoT test station, likely to be a Class B2 (General Industrial) use of property within the meaning of the Town and Country Planning (Uses Classes) Order 1987, as amended. Uses within Use Class B2, B8 and E are understood to be acceptable. Interested parties are recommended to make their own enquiries of Stafford Borough Council.

Rateable Value

£12,250 effective 1 April 2026.

Tenant

The property is occupied by two individuals trading as Alupian Auto Centre under the terms of a full repairing and insuring lease for a term of 5 years starting on 1 August 2025. The current rent is £13,800 per annum increasing to £14,400 per annum on 1 August 2027 for the remainder of the term subject to a tenant break option at the end of the second year.

Tenure

Freehold subject to the tenancy.

Price

£165,000 for the freehold. Assuming purchaser costs at 2.80%, acquisition at this level reflects a net initial yield of 8.14% and an overall rate of £1,113/sq. m (£103/sq. ft).

VAT

Not applicable.

Costs

Each party is responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering Regulations

The Anti Money Laundering regulations require background checks to be undertaken for all parties acquiring property. We will request proof of identification for the acquiring entity and confirmation of the source of funding to fulfil the requirements of the regulations.

Viewings

By appointment, contact:

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Subject to Contract

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