

FOR SALE

FORMER GO OUTDOORS UNIT

NEW HALL STREET, HANLEY, STOKE ON TRENT, ST1 5HQ



86,724 sq ft (8,057 sq m) (Approx. Total Gross Internal Area)

- Substantial city centre building
- Site area approx. 2 acres (0.8 ha) site
- 3 levels of car parking
- Potential for a range of alternative uses / redevelopment (Subject to Planning)

LOCATION

The premises are located in Hanley (city centre) which forms part of the Stoke on Trent conurbation. Stoke is located on the M6 lying 30 miles south of Manchester and 45 miles to the north of Birmingham benefiting from good access to Junctions 15 and 16 of the M6 Motorway.

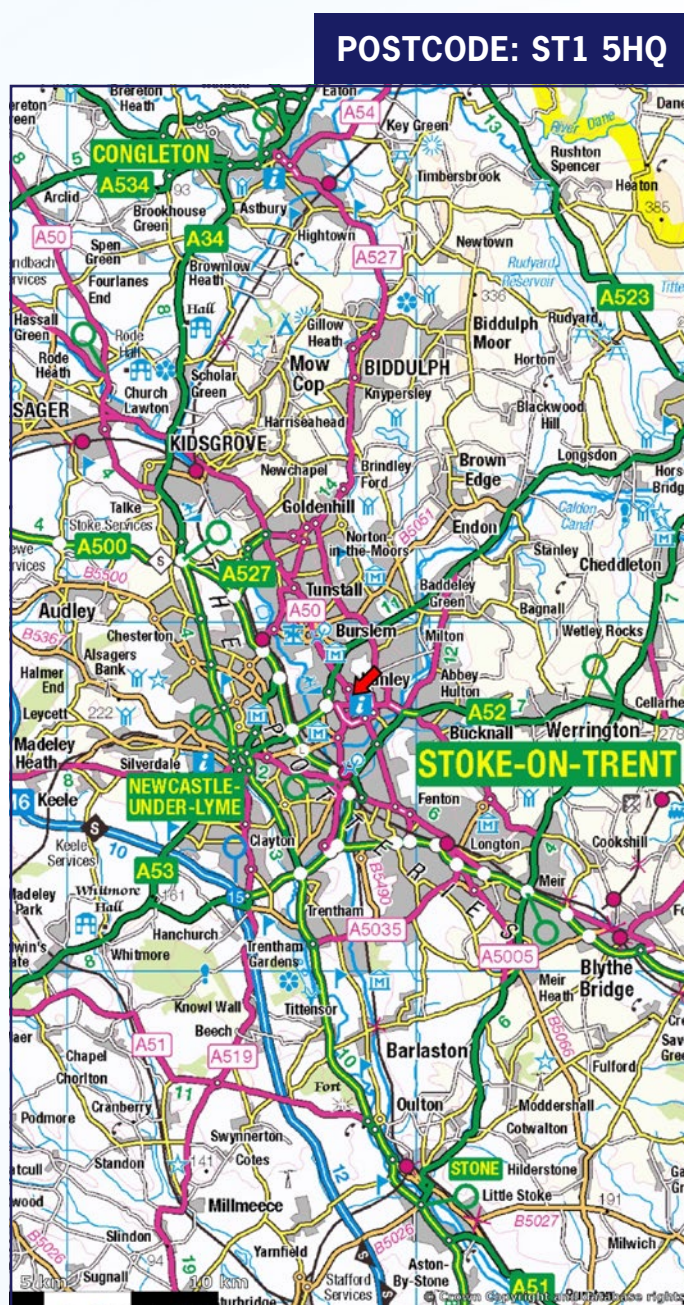
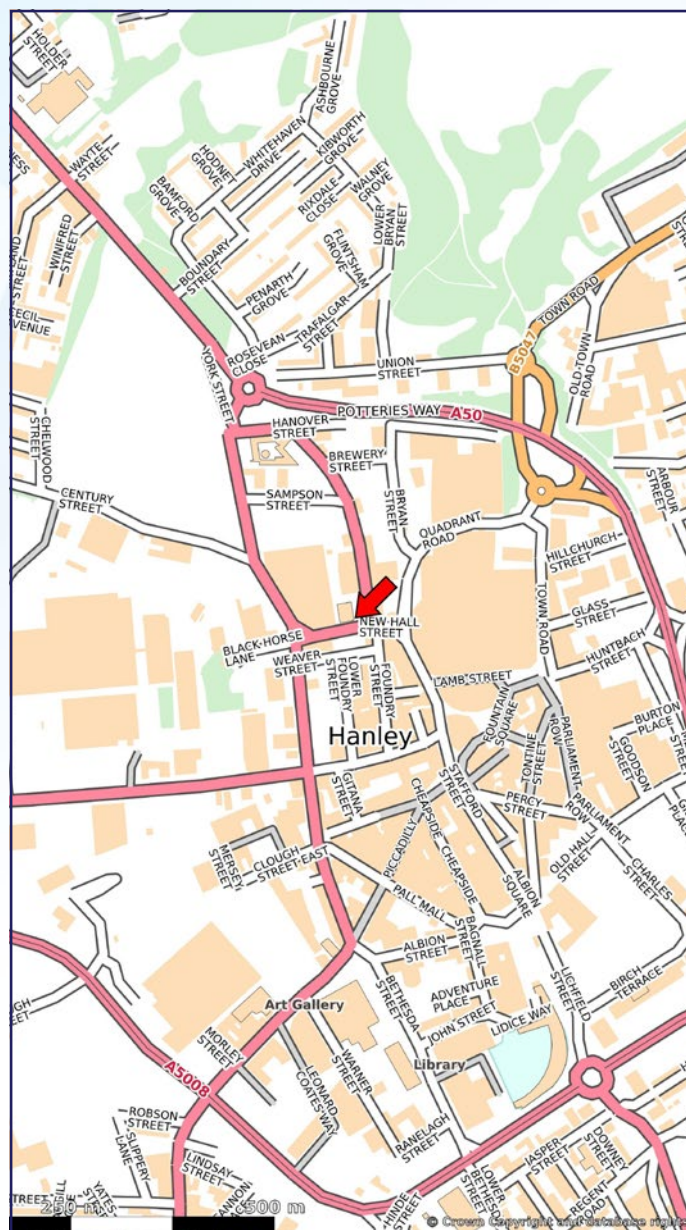
The building is prominently located on the corner of Marsh Street North and New Hall Street in Hanley. The Potteries Shopping Centre is the principle retail centre in the Potteries and lies a short distance to the north accommodating over 50 retail units, several restaurants and a cinema.

DESCRIPTION

The property comprises a substantial city centre building with 3 levels of undercroft car parking providing approx. 480 parking spaces.

The building could be suitable for sub division and has potential for alternative uses to include self storage, retail, warehousing, leisure uses or redevelopment subject to the appropriate planning consents being granted.

There are some structural issues within the car park. Further details available from the agents.



ACCOMMODATION

	SQ M	SQ FT
First Floor	1,701	18,309
Second Floor (Former retail floor)	5,983	64,401
Third Floor	373	4,014
TOTAL Approx. Gross Internal Area	8,057	86,724

Approx. site area 2 acres (0.8 hectares)
Harris Lamb have not measured the building and have relied upon the above areas supplied by the vendor.

TENURE

The 2nd floor (retail space) is let to Emmaus Staffordshire on a 5 year lease from 29th August 2024 at a passing rent of £1.00 per annum. The tenant is responsible for payment of rates, insurance and utility costs. There is a landlord break option exercisable any time after 1st January 2026.
The freehold of the whole property is being sold subject to the above occupational lease.

PRICE

Upon application.



RATEABLE VALUE

£218,000.

SERVICE CHARGE

If the building becomes multi let, a service charge will be levied for the maintenance of building and communal areas. Further details available upon request.

MONEY LAUNDERING

The 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

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SUBJECT TO CONTRACT Ref: ST1199 Date: 02/25

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:

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(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.

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