



FOR SALE / TO LET

RETAIL / WAREHOUSE PREMISES

SUTHERLAND ROAD
LONGTON
STOKE-ON-TRENT, ST3 5QL



13,507 sq.ft (1,254.8 sq.m)

Approx. Gross Internal Area

- Prominent retail frontage
- Close to Longton Town Centre
- Good car parking provisions



LOCATION

The premises are situated with frontage onto Sutherland Road lying approximately 0.5 mile to the east of Longton Town centre. The location provides good access to the A50 (M6-M1 link road), which lies a short distance to the south and provides access to the A500 D Road which gives dual carriageway access throughout The Potteries and to the M6 Motorway at Junctions 15 and 16.

DESCRIPTION

The premises comprise a two-storey brick building with a pitched roof, concrete floors and single glazed timber framed windows. Internally the ground floor comprises of a former factory showroom / retail shop and benefits from carpeted floors, fluorescent strip lighting and a heating and cooling air ventilation system. The first floor warehouse is of steel portal frame construction with full height brick elevations, concrete floor and suspended fluorescent strip lighting. There is one number roller shutter door which is accessed via Sandgate Street and the building has an eaves height of 4.5 metres.

ACCOMMODATION

	Sq.Ft	Sq.M
Factory Shop	4,403	409.1
Warehouse	9,104	845.7

TENURE

The premises are available by way of a new flexible lease or alternatively the freehold of this building can be made available.

RENT

£52,000 per annum

FREEHOLD PRICE

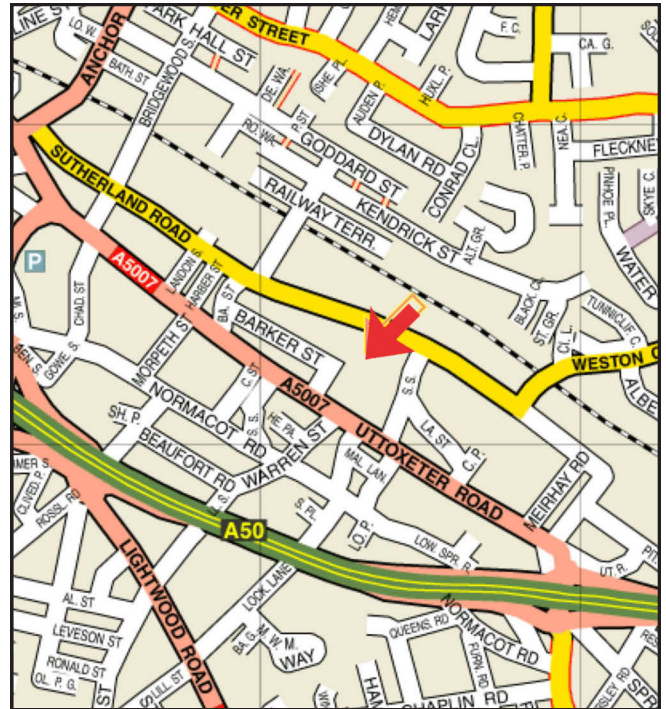
£500,000

RATING ASSESSMENT

The premises have not currently been separately assessed for rating purposes but an indication of the Rateable Value can be provided by the letting agents.

PLANNING

All interested parties to make their own enquiries to the local planning authority.



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The purchaser is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own legal costs incurred.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING

Strictly via the sole agents:

Harris Lamb
3 Lakeside
Festival Park
Stoke-on-Trent
ST1 5RY

Tel: 01782 272 555. Fax: 01782 272 811
Contact: James Hulse
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Ref: ST044
Date: November 2008

Subject to Contract