



Former Land Rover Showroom, Victoria Square, Broad Street, Hanley, Stoke-on-Trent, ST1 4JH

Former car showroom site.

Summary

Tenure	To Let
Available Size	6,808 to 24,174 sq ft / 632.48 to 2,245.84 sq m
Rateable Value	£255,000
EPC Rating	D

Key Points

- Main road frontage to A5006
- Well positioned in Hanley town centre
- Available as a whole or there is the potential to split the property
- Secure site
- Ample parking

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Summary

Available Size	6,808 to 24,174 sq ft
Rateable Value	£255,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Location

The property is prominently situated in Hanley, Stoke on Trent fronting Broad Street (A5006). Hanley town centre is approximately 0.5 miles to the north of the site.

Description

The property comprises a former car dealership and is located on the south side of the site, fronting Broad Street. The property comprises a showroom & warehouse. The showroom unit is configured with fully glazed return frontage showroom and reception area which includes offices, the side warehouse includes a small two storey office element which incorporates a small kitchen and WC's. The rear is a workshop area is accessed via two drive in doors.

Externally the property has a secure yard area which is gated and fenced.

Accommodation

The accommodation comprises the following areas:

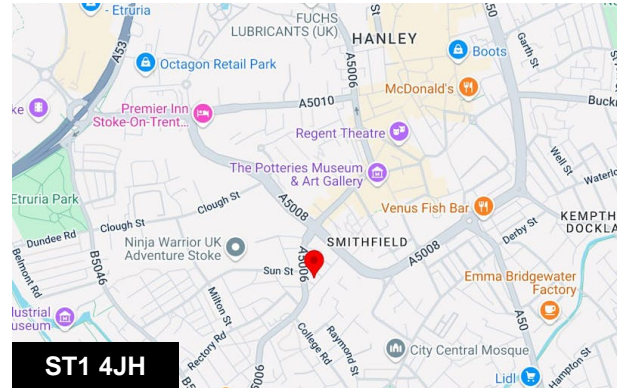
Name	sq ft	sq m
Ground - Showroom	6,808	632.48
Ground - Side Warehouse	8,251	766.54
Ground - Rear Warehouse	9,115	846.81
Total	24,174	2,245.83

Terms

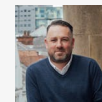
The property is available to rent by way of a new FRI lease on terms to be agreed.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.



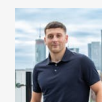
Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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