

# FOR SALE

INDUSTRIAL PREMISES WITH LARGE YARD

FORMER HYMOR TIMBER MERCHANTS, SCOTIA ROAD BUSINESS PARK, SCOTIA ROAD, TUNSTALL,  
STOKE ON TRENT, ST6 4HG



Contact Becky Thomas: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)



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PARK, SCOTIA ROAD, TUNSTALL, STOKE ON TRENT

## LOCATION

Scotia Road Business Park is accessed from Scotia Road (A50) in Burslem. The site is located at the entrance of the business park. Surrounding occupiers include UPS, Royal Mail and Travis Perkins.

Burslem is one of the 5 towns of Stoke on Trent with the main dual carriageway A500 (D Road) within close proximity (1.5 miles) providing links to the remaining towns and Newcastle under Lyme. The A500 provides connections to the A50 to the East and M6 Motorway Junctions 15 to the South (approx. 8 miles) and 16 to the North (approx. 7.5 miles).

## DESCRIPTION

The premises comprise of a former timber merchants of steel portal frame construction with profile clad elevations. The site benefits from

- 12x Roller Shutter Doors
- 5.4m Eaves Height
- External Stores
- Offices with Electric Security Shutters
- Two Storey Trade Counter
- WCs and kitchen
- Double Site Access
- Palisade Fenced and Gated Surfaced Yard

The site area is 2.6acres (1.05 hectares).

## TENURE

The premises are available to purchase on a freehold basis.

## PRICE

Upon Application

## RATING ASSESSMENT

The site has a current rateable value of £160,000 (2026 listing)

We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C (53)

### Accommodation

	Sq.M.	Sq.Ft.
<b>Main Building</b>		
Ground Floor	2,785.77	29,986
First Floor Stores	185.87	2,000
<b>Total</b>	<b>2,971.65</b>	<b>31,986</b>
<b>Stores</b>	<b>164.96</b>	<b>1,775</b>
<b>Total GIA</b>	<b>3,136.62</b>	<b>33,761</b>
Site Area	2.6 Acres	1.05 Hect

## SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. Interested parties are advised to make their own investigations.

## VAT

All prices quoted are exclusive of VAT which is applicable.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

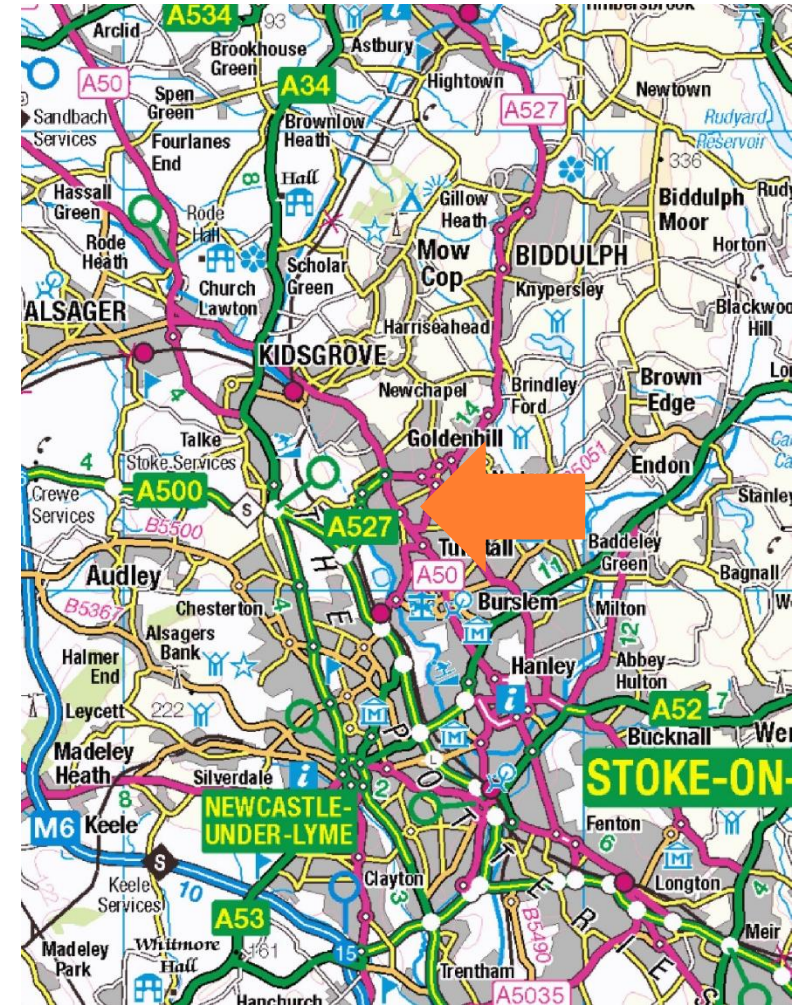
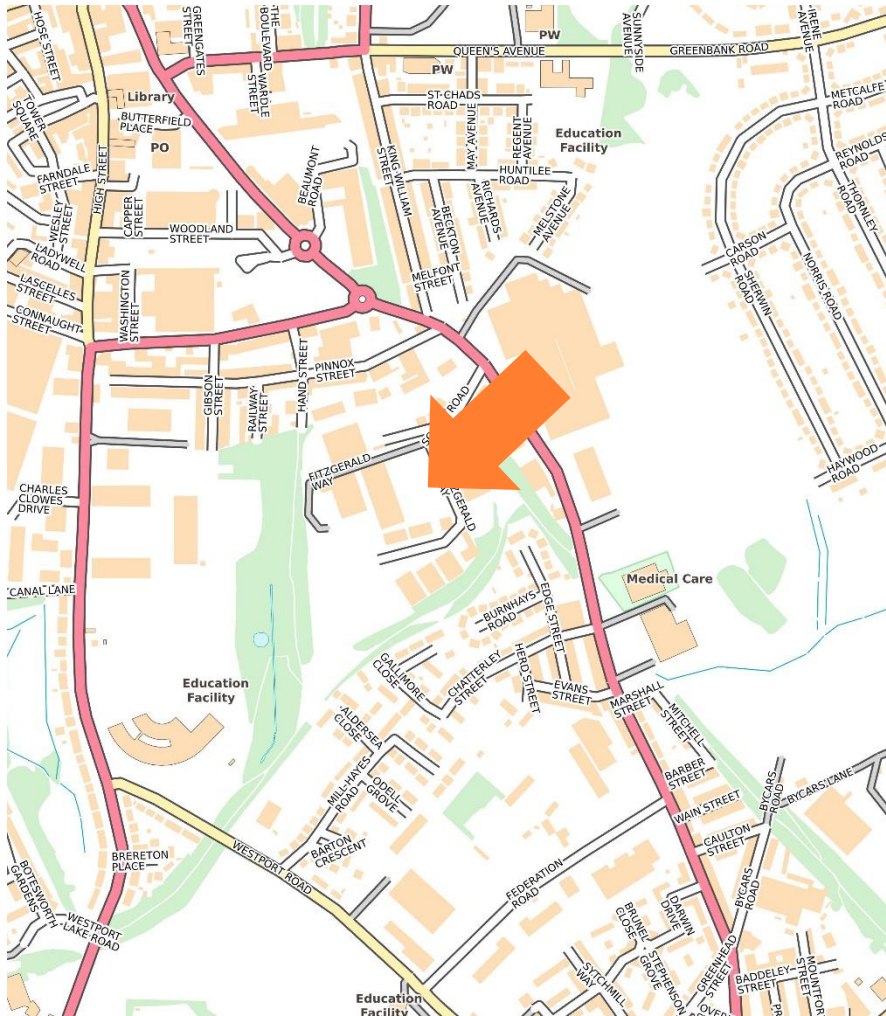
## CONTACT

**Becky Thomas** T: 01782 202294 E: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

**Mounsey Chartered Surveyors**, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU

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# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.