



**16-22 Hillchurch Street, Hanley,
Stoke-on-Trent, ST1 2EX**

**7,227 Sq ft
671.41 Sq m**



Asking price

£495,000

Sales/ trade counter warehouse with private parking, located within close proximity to the Potteries shopping centre and ring road in Hanley, Stoke-on-Trent. Available freehold with vacant possession, a rare opportunity to acquire a property of this size in the city centre.

**To view: 01782 212201
commercial@bjbmail.com**



Description

The property is of steel portal framed construction with two flat roof extensions to the rear and a brick constructed extension on the East elevation. The property has a display window behind an external roller shutter and customer entrance. There is on-site parking and access to the East elevation to a roller shutter for deliveries and also a pedestrian access to a yard space at the rear.

The main building has a suspended ceiling and consists of retail space with ancillary offices, ladies & gents toilets and stores. There is a staircase to a first floor showroom which would suit other uses.

Location

The property is well positioned on Hillchurch Street, accessed from Town Road which runs parallel with the INTU Potteries Shopping Centre and is also visible from Potteries Way Bypass. There are a number of pay and display car parks in the vicinity in addition to the INTU Potteries Shopping Centre.

Distances

A500 'D' road: 2.2 miles

A50: 4 miles

M6 J15: 7 miles

M6 J16: 10 miles

Stoke Station: 2.5 miles

Manchester: 31 miles

Birmingham: 40 miles

Rail Times

Manchester Piccadilly: 40 mins

Birmingham: New Street: 48 mins

London Euston: 84 mins

Accommodation

Main building: 4,300 Sq ft (400 sq m)

Extensions: 1,700 Sq ft (158 sq m)

1st floor showroom (mezz): 1,227 Sq ft (114 sq m)

TOTAL GIA: 7,227 Sq ft (671.41 Sq m)



Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Business Rates

The VOA website advises the rateable value for 2022/23 is £29,000. The small business multiplier is 51.2p Up to a rateable value of £51,000. Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure

Freehold with vacant possession upon completion.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

Viewings

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ . Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

VAT

All prices quoted are exclusive of VAT if applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.

All areas and dimensions given are approximate only.

Energy Performance Certificate
Rating D 78



IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.