



## Land And Buildings, Hulton Street, Hanley, Stoke-on-Trent, ST1 6AU

**1.88 Acres  
(0.760 Ha)**



POA

The site currently has a number of retail and commercial users on site and has the potential for redevelopment. The buildings have A1 planning or other alternative commercial uses. Currently producing an income of £ £52,420 per annum with potential for further income

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



## Description

The site currently has a number of buildings in situ of brick construction under a mixture of flat, concrete and corrugated sheeting roofs. There is also a large area of undeveloped land to the rear of the building which have possible redevelopment potential. There is direct access from Hulton Street onto the site with car parking.

## Location

The site is located on Hulton Street and Town Road on the A5272 approximately half a mile north east of Hanley City Centre. The site is adjacent to a business park whose occupiers include Stoke-on-Trent Tribunal Hearing Centre, Centre Plate UK, Brighter Futures etc. The site is also opposite Richer Sounds and Better Living Hanley is on site.

Stoke-on-Trent City Centre is a regional shopping centre with an estimated retail catchment of some 1 million people. There is also good access via the Stoke-on-Trent City Centre Ring Road to the A500, an urban expressway through the heart of the North Staffordshire conurbation, linking junctions 15 and 16 of the M6 Motorway.

## Site Area

1.88 Acres (0.760 Ha)

## Services

All mains services are believed to be connected.

## Tenure

Freehold.

## Tenancies

Please enquire for further details.

## 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.



## Viewing

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.

### 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.