



Tenure

Freehold.

Location

Hanley, together with Stoke-on-Trent, has a population of some 240,000 and forms part of the extensive Potteries conurbation. The town is located some 40 miles south of Manchester and is situated at the junction of the A50 and A500, a short distance east of the M6 Motorway (Junction 15).

The property is located on the Bucknall New Road, a busy main road connecting Hanley to the junction of the A52, with links to Stoke-on-Trent approximately 2.3 miles to the south and Derby approximately 33 miles to the east. The immediate area is predominantly residential.

Description

The property is arranged on ground floor only to provide a single storey building totalling 654.58 sq m (7,045 sq ft) of workshop space, including a reception, office, staff room and WCs.

The property provides the following accommodation and dimensions:

Reception	27.13 sq m	(292 sq ft)
Offices	31.83 sq m	(342 sq ft)
Workshop	595.62 sq m	(6,411 sq ft)
Total	654.58 sq m	(7,045 sq ft)

NB. The property was not inspected by Allsop LLP. The floor areas were supplied by the vendor.

Tenancy

The property is to be offered VACANT.

VAT

VAT is applicable to this lot.

Planning

The property may lend itself to alternative uses and redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with the local authority. Tel: 01782 234234.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 81 Band D (Copy available on website).

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 189 Hanley**.

Hanley

149-155 Bucknall New Road

Stoke-on-Trent

Staffordshire

ST1 2BG

- **Freehold Vacant Former Tyre and Car Service Centre**
- Previously a Kwik Fit unit
- Total floor area 654.58 sq m (7,045 sq ft)
- May suit owner occupier, investor or developer

Vacant

DISCLOSED RESERVE TO BE NO HIGHER THAN £100,000 REFLECTING CIRCA £14.19 PER SQ FT CAPITAL VALUE

