

Stoke-on-Trent

Heron House and Car Park

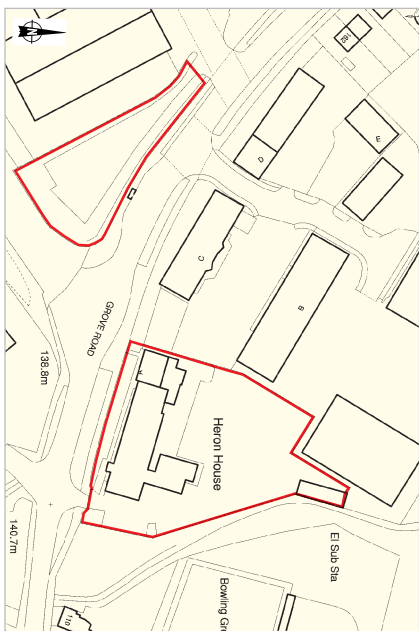
Grove Road

Fenton

Staffordshire

ST4 4LZ

- **Freehold Office Investment**
 - Let to NHS Property Services Limited on two co-terminus leases
 - Comprising a total of 1,959.98 sq m (21,107 sq ft) of office accommodation
 - 125 parking spaces over two sites
 - Tenant in occupation since 1995
 - No VAT applicable
 - Total Current Rents Reserved
- £105,450 pa**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

The city of Stoke-on-Trent has a population in excess of 266,000 and is a major employment centre located midway between Birmingham and Manchester, immediately adjacent to the M6 Motorway (Junction 15). The city is well known for its industrial base in the pottery industry, and was created by the amalgamation of the former Stoke-on-Trent and the towns of Burslem, Fenton, Hanley, Tunstall and Longton in 1910. Fenton is a suburb of Stoke-on-Trent some 3 miles to the south of the city centre. The property is located on the north side of Grove Road, forming part of Great Fenton Business Park in a mixed commercial and residential area.

Description

This substantial detached property is arranged on basement, ground and two upper floors to provide both open plan and cellular office accommodation. Externally, the property benefits from on-site parking for 92 cars and there is an additional car park located opposite to the property which provides approximately a further 33 spaces.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation (2)			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Heron House	NHS Property Services Ltd (1)	Lower Ground Floor	701.14 sq m	(7,547 sq ft)	Term of years from 22.05.2017 expiring 21.08.2022 (3) FR & I	£100,950 p.a.	Reversion 2022
		Ground Floor	439.53 sq m	(4,731 sq ft)			
		First Floor	488.95 sq m	(5,263 sq ft)			
		Second Floor	330.36 sq m	(3,566 sq ft)			
		Total	1,959.98 sq m	(21,107 sq ft)			
Car Park		Overflow Car Park – 33 spaces			For a term of years from 22.05.2017 expiring 21.08.2022 (3) FR & I	£4,500 p.a.	Reversion 2022

(1) For the year ended 31st March 2017, NHS Property Services Ltd reported a turnover of £792.269m, a pre-tax loss of £32.786m, shareholders' funds and a net worth of £3.269bn. (Source: Experian 12.04.2018.)

(2) Areas provided by Vendor. Not inspected by Allstop.

(3) There is a tenant's option to determine on 21st August 2020 on serving nine months' notice.

Total £105,450 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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