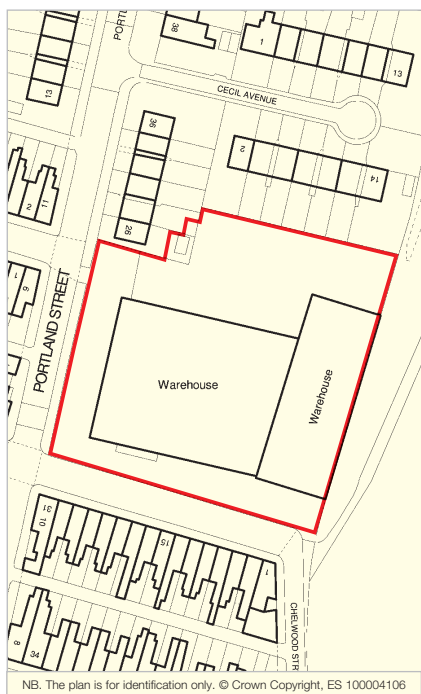


Hanley **Portland House,** **Portland Street,** **Staffordshire** **ST1 5NG**

- **Freehold Industrial Investment**
- Entirely let until 2031 (no breaks)
- Comprises 3,886 sq m (41,828 sq ft) of warehouse and office accommodation
- Site area of 0.421 hectares (1.04 acres)
- Current Rent Reserved
£135,000 pa



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 east side of Portland Street, in a predominantly residential area some 0.5 miles from Hanley town centre. Road communications are excellent with the A50, A5010 and A53 all being within 0.3 miles of the property. Junction 15 of the M6 Motorway is also some 5 miles to the south-west. Occupiers close by include Fuchs Lubricants.

Description

The property is arranged on ground, mezzanine and one upper floor to provide extensive storage and warehouse facilities on the ground and mezzanine floors, which are arranged as four separate bays along with separate office, reception and ancillary areas to part ground and first floors. Externally, the property benefits from parking for some 20 cars secure together with yard.

The property provides the following accommodation and dimensions:

Ground Floor	2096 sq m	(22,560 sq ft)
Mezzanine Floor	300 sq m	(3,230 sq ft)
First Floor	1490 sq m	(16,038 sq ft)
Total	3,886 sq m	(41,828 sq ft)

Tenancy

The entire property is at present let to CATERCHOICE (UK) LIMITED for a term expiring November 2031 at a current rent of £135,000 per annum. The lease provides for rent reviews every 3rd year and contains repairing and insuring covenants.

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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