



### Tenure

Freehold.

### Location

Stoke-on-Trent, with a population of 457,165, is situated approximately 45 miles south of Manchester and 55 miles north of Birmingham and is served by Junctions 15 and 16 of the M6 motorway. The property is situated on an established industrial estate area to the north of Longton town centre to the east of Stoke-on-Trent just off Anchor Road (B5039). The property is located towards the end of Mossfield Road. The largest occupier in the vicinity is IAE Ltd with other occupiers including Don Bar (trailer manufacturers), a waste recycling plant and a further concrete plant occupied by Lafarge.

### Description

The property comprises a level and broadly rectangular site upon which there is located a concrete batching plant.

The property provides the following accommodation and dimensions:

**Site Area 0.388 Hectare (0.958 Acres)**

### Tenancy

The entire property is at present let to HANSON QUARRY PRODUCTS EUROPE LIMITED for a term of 130 years from 21st May 2004 at a current rent of £9,000 per annum, exclusive of rates. The lease provides for ground rent reviews every 10th year of the term. There is a lessee's option to break the lease from 21st May 2014 and yearly thereafter. (1)

### Tenant Information

Website: [www.hanson.biz](http://www.hanson.biz) and [www.heidelbergcement.com](http://www.heidelbergcement.com)

Hanson are a subsidiary of Heidelberg Cement Ag

For the year ended 31st December 2010, Hanson Quarry Products Europe Limited reported a turnover of £622.629 million, a pre-tax loss of £17.983 million and a net worth of £39.635 billion.

(Source: riskdisk.com 08.06.2012.)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Longton

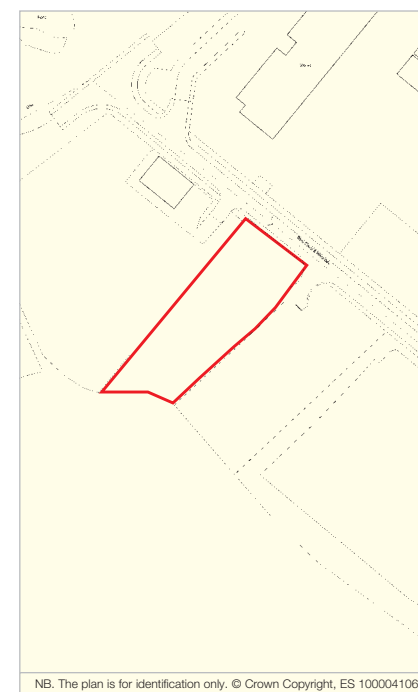
### Plot 2A Mossfield Road Mossfield Industrial Estate Stoke-on-Trent Staffordshire ST3 5BW

- **Freehold Industrial Ground Rent Investment**
- Let to Hanson Quarry Products Europe Limited
- Lease expires 2134 (1)
- Industrial land totalling 0.388 hectare (0.958 acres)
- Rent Review 2014
- Current Ground Rent Reserved

**£9,000 pa**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

**allsop**



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