



Former NHS Depot, Wilfred Place, Hartshill, Stoke on Trent, ST4 7LL

For Sale: £495,000 / To Let: £39,950 per annum

Residential Development Opportunity

Site Area 0.202 hectares (0.499 acres)

Warehouse & Offices: 807 sq. m (8,887 sq. ft) GIA

Hammond Chartered Surveyors

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Former NHS Depot
Wilfred Place
Hartshill
Stoke on Trent
St4 7LL

Location

The property is situated on Wilfred Place, off Queens Road in the Hartshill area of Stoke on Trent. Queens Road is accessible from Hartshill Road (A52) which connects Stoke town centre (0.75 miles distant) with Newcastle under Lyme town centre (1.0 mile distant).

Hartshill is a predominately residential area with a wide range of local amenities close to the Royal Stoke University Hospital (0.5 miles distant) and Stoke on Trent train station (1.0 mile distant).

Site co-ordinates

53°00'29.2"N 2°12'12.3"W

Description

The property comprises a former NHS depot consisting of a warehouse and offices extending to 807 sq. m (8,887 sq. ft) on a site extending to 0.202 hectares (0.499 acres). Site coverage is approximately 40%.

Services

All mains services and mains drainage are understood to be available subject to any reconnection that may be necessary.

Planning

Interested parties are advised to make their own enquires of Stoke on Trent City Council at to the existing permitted use and/or potential uses.

Energy Performance

Energy Rating E

Tenure

Freehold with vacant possession upon completion.

Rateable Value

TBC

Price

£495,000

Rent

£39,950 per annum on the basis of a new full repairing and insuring lease on terms to be agreed.

Landlord incentives are available.

VAT

All prices quoted are exclusive of VAT unless otherwise stated.

Costs

Each party is to be responsible for their costs.

Viewings

By appointment, contact:

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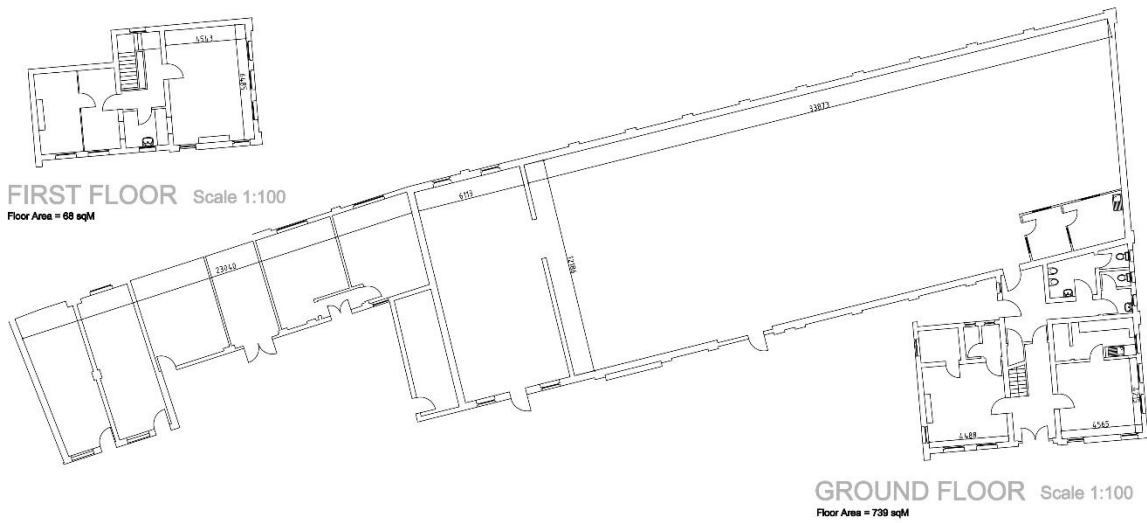
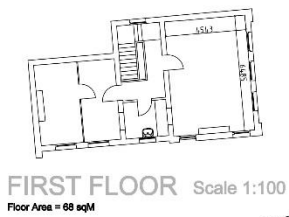
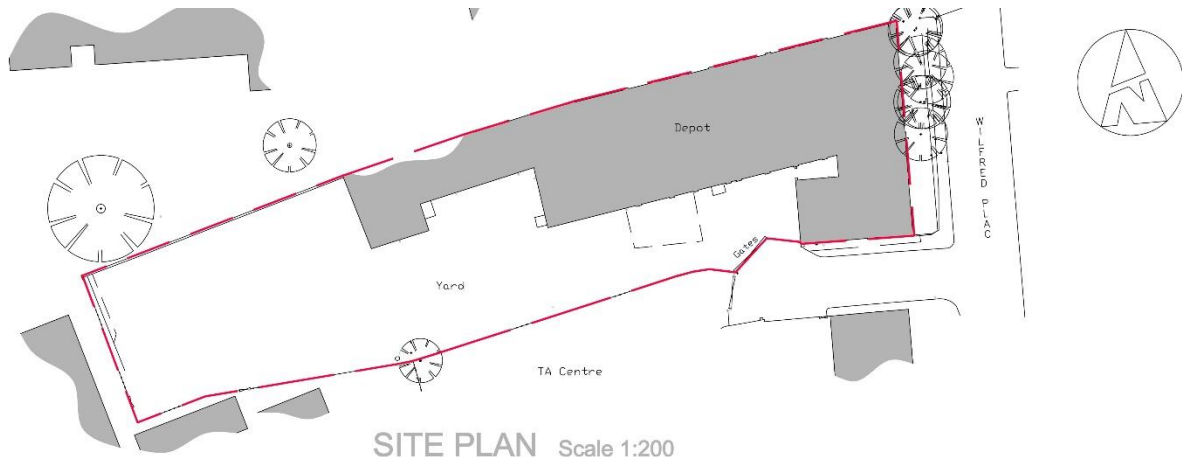
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Subject to Contract

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