

RORY MACK

ASSOCIATES

FOR SALE: (Guide Price) £325,000

445 King Street

**Fenton, Stoke-on-Trent
Staffordshire, ST4 3EE**



- **Prominently located former Pot bank factories with Roadside frontage to King Street and Goldenhill Road**
- **The site is considered suitable for residential development (subject to planning)**
- **Total Site Area: 0.36 acres or 0.1457 Hectares**

COMMERCIAL ESTATE AGENCY
VALUATIONS
RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS
BUILDING SURVEYS
EXPERT WITNESS REPORTS
RATING APPEALS

SCHEDULES OF CONDITION
SCHEDULES OF DILAPIDATIONS
RESIDENTIAL LETTINGS
CPO NEGOTIATIONS

Holly House,
37 Marsh Parade,
Newcastle-under-Lyme,
Staffordshire ST5 1BT

T: 01782 715725
F: 01782 715726
E: enquiries@rorymack.co.uk



Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property; (D) All prices and rentals quoted are exclusive of VAT (if applicable); (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

A fantastic development opportunity, the properties, formerly two substantial factories, stand prominently in position on King Street and Goldenhill Road. The larger factory is four stories in height and has a net internal area of approximately 19,038 sq.ft. To the rear of this is another detached building which has a net internal area of 3,528 sq.ft. The two detached buildings stand upon a larger site which extends to 0.36 acres, which we believe would be suitable for residential development (STP).

LOCATION

The properties/land are located on King Street (A5007) at the junction of Goldenhill Road in a mixed commercial/residential area, approximately 1/2 mile to the West of Longton town centre and within 1 mile of the A50 dual carriageway, which connects the A500, approximately 2 miles away.

ACCOMMODATION

Total GIA:

Factory 1:	19,038 sq.ft.	or	1768.68 sq.m.
Factory 2:	3,528 sq.ft.	or	327.76 sq.m.

Site Area: 0.36 acres or 0.1457 Hectares

Please note: we believe the site is suitable for residential development subject to planning

SERVICES

We are advised that all mains services are connected to the premises, although this should be confirmed by any interested parties. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

EPC

N/A

PLANNING

We understand that the premises benefits from B2 (General industrial) and B8 (Storage and distribution) order. We would advise that any interested party satisfy their own needs by speaking to the Local Authority.

LOCAL AUTHORITY:

Stoke-on-Trent City Council
01782 232372 - planning department.

TENURE

Available freehold, subject to contract.

VIEWING

As the site is trading interested parties are requested to view by appointment only, via Rory Mack Associates.

C02114/19112018

RORY MACK

ASSOCIATES

Strictly by appointment through agents:

Rory Mack Associates

T: 01782 715725

F: 01782 715726

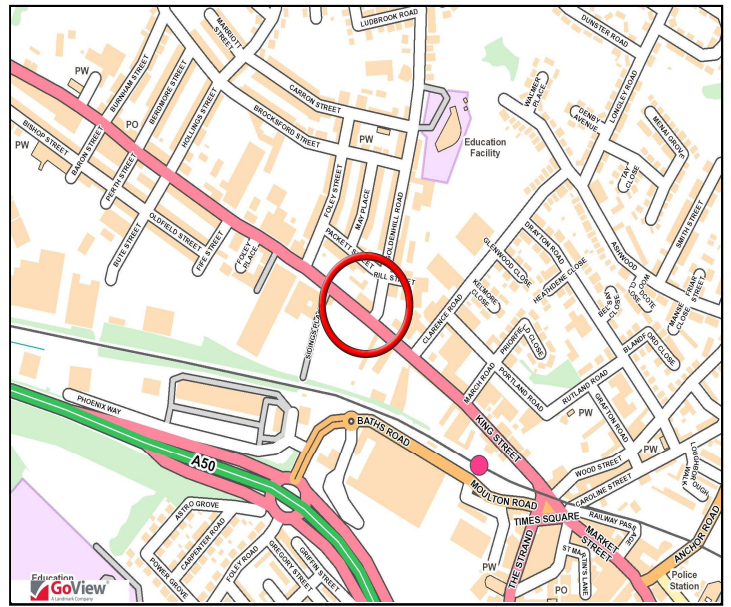
E: enquiries@rorymack.co.uk

WWW.RORYMACK.CO.UK

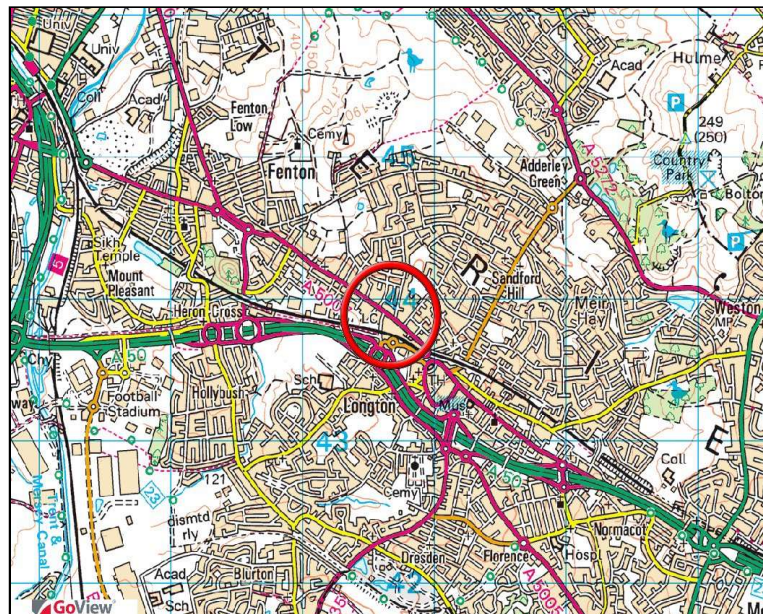
ORDNANCE MAP



STREET MAP



TOWN MAP



Strictly by appointment through agents:

Rory Mack Associates

T: 01782 715725

F: 01782 715726

E: enquiries@rorymack.co.uk

WWW.RORYMACK.CO.UK