

# Lot 14, Trent Trading Estate, Bottleslow Street, Hanley, Stoke-on-Trent, Staffordshire ST1 3LY

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Substantial Freehold Trading Estate Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Substantial Freehold Trading Estate Investment

- Fully let Trading Estate comprising 22 units
- Comprises 46,334 sq ft on site area of 0.98 Ha. (2.43 acres)
- Tenants include Strength Asylum Ltd, Milton Bridge Ceramics Ltd and Gladiator MMA Gym
- Established Industrial location, on the periphery of Hanley City Centre and close to M6 (Junction 15)
- Nearby occupiers include Screwfix, Jewson, Lidl, Farmfoods and Enterprise Rent-a-Car

#### Lot

14

#### Auction

9th May 2024

#### Rent

£214,158 per Annum Exclusive  
(4) (10)

#### Sector

Industrial/Warehouse

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

- Miles** 38 miles south of Manchester, 45 miles north of Birmingham
- Roads** A50, A52, A53, A5009, M6 (Junction 15)
- Rail** Stoke-on-Trent Railway Station
- Air** Manchester Airport

### Situation

The property is strategically located in an established industrial location on the east side of Botteslow Street, which links to the A52, close to the centre of Hanley. The property boasts excellent communication links being within close proximity to A50, A53 and M6 (Junction 15). Nearby occupiers include Enterprise, Screwfix, Jewson, Lidl and Farmfoods.

### Tenure

Freehold.

### EPC

The EPC's will be available to view online in the solicitor's legal pack.

### Description

The property comprises a 46,334 sq ft Trade Park comprising 22 units, and benefits from over 30 car parking spaces to the front and side. The property occupies a site area of 0.98 Ha. (2.43 acres).

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Unit	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Unit 1	253.16	(2,725)	STRENGTH ASYLUM TRADING LIMITED (1)	7 years from 01/04/2022	£13,625
Unit 2	622.45	(6,700)	STRENGTH ASYLUM TRADING LIMITED (1)	7 years from 01/04/2022	£20,100
Unit 3	108.41	(1,167)	STRENGTH ASYLUM TRADING LIMITED (1)	7 years from 01/04/2022	£5,835
Unit 4	143.72	(1,547)	STRENGTH ASYLUM TRADING LIMITED (1)	7 years from 01/04/2022	£7,735
Unit 5	221.66	(2,386)	L. RAWSON (t/a Milton China)	3 years from 01/10/2020(Holding Over)	£9,600
Unit 6	215.34	(2,318)	D. MOOD (t/a JPD Security Ltd) (2)	Approx. 2 years from 01/09/2022 expiring 31/07/2024	£11,590
Units 7, 9, 17 & 20A	978.26	(10,530)	MILTON BRIDGE CERAMIC COLOURS LIMITED (3)	5 years from 17/10/2023	£51,232 (4)
Unit 8	128.85	(1,387)	FUNERAL SUPPORT SERVICES (UK) LIMITED (5)	5 years from 17/02/2023	£6,935 (6)
Unit 10	253.16	(2,725)	POTTERIES PLATING LIMITED	5 years from 01/06/2022	£12,075
Unit 11	139.35	(1,500)	APPLIANCE REPAIRS (STAFFS) LIMITED	3 years from 01/09/2022	£3,937.50
Unit 12	28.79	(310)	F. ROSSI	3 years from 01/09/2022	£3,600
Unit 12B	55.83	(601)	V. ROSSI	1 year from 01/11/2023	£4,000
Unit 13	153.01	(1,647)	S. BRANNAN	3 years from 01/05/2022	£8,235
Unit 14	135.91	(1,463)	I. ALLERTON	3 years from 01/05/2022	£6,500
Unit 15	203.73	(2,193)	SUPERIOR FURNITURE LIMITED	3 years from 01/04/2024	£12,000 (7)
Unit 16	143.62	(1,546)	S. HARROP	5 years from 16/07/2021	£7,800 (8)
Unit 18	108.51	(1,168)	GLADIATOR MMA GYM LTD	5 years from 01/11/2022 (9)	£3,504 (10)
Unit 19	153.01	(1,647)	L&L BODYWORKS LTD	5 years from 01/05/2022	£8,235
Unit 20	112.31	(1,209)	ELITE SOLUTIONS ENGINEERING LIMITED	5 years from 05/09/2022	£6,000 (11)
Unit 21	126.06	(1,357)	ABERCOL LTD (12)	5 years from 05/04/2022	£8,500
Unit 22	19.32	(208)	TAILORED VEHICLE LOGISTICS LIMITED (t/a Little Car Company)	1 year from 01/03/2024	£3,120

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Unit	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
<b>Total</b>	<b>4,304.37</b>	<b>(46,334)</b>			<b>£214,158.50</b> <b>(4) (10)</b>

- (1) Strength Asylum are a leading Bodybuilding and Strongman Gym that were incorporated in 2012. They are one of only two official IFBB (International Federation of Bodybuilding and Fitness) affiliated gyms in the UK ([www.strengthasylum.co.uk](http://www.strengthasylum.co.uk)).
- (2) [www.dbsecurityservice.co.uk](http://www.dbsecurityservice.co.uk)
- (3) Milton Bridge Ceramic Colours Ltd are a ceramic manufacturer that have been established since 1982 . They supply directly to more than 50 countries worldwide ([www.milton-bridge.co.uk](http://www.milton-bridge.co.uk))
- (4) Under the terms of the lease, the rent currently reserved is £37,000 per annum exclusive. The rent will increase to £42,693 p.a.x on 17/10/2024, and to £51,232 p.a.x. on 17/10/2025. The Seller will pay to the Buyer the difference between the current rent reserved from completion of the sale until 17/10/2025, therefore the property will effectively produce £51,232 p.a.x. from completion of the sale - please see Special Conditions of Sale.
- (5) [www.funeralsupportservices.co.uk](http://www.funeralsupportservices.co.uk)
- (6) A rent deposit of £1,155 is held by the Seller.
- (7) A rent deposit of £3,000 is held by the Seller.
- (8) A rent deposit of £1,950.01 is held by the Seller.
- (9) The lease is subject to a tenant only option to determine on 31/10/2025.
- (10) Under the terms of the lease, the rent currently reserved is £3,176 per annum exclusive. The rent will increase to £3,504 p.a.x on 01/11/2024. The Seller will pay to the Buyer the difference between the current rent reserved from completion of the sale until 01/11/2025, therefore the property will effectively produce £3,504 p.a.x. from completion of the sale - please see Special Conditions of Sale.
- (11) A rent deposit of 1,500 is held by the Seller.
- (12) [www.abercol.co.uk](http://www.abercol.co.uk)

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Estate Plan

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## Contacts

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