

Unit 1, Edensor Road, Longton Stoke-on-Trent, Staffordshire ST3 2PB

lot 53

Freehold Retail Warehouse Opportunity

- Approximately 1,765.2 sq m (19,000 sq ft) with a site area of 0.25 hectares (0.62 acres) 37% site coverage
- Established retail park location, close to the A50 & M50
- Open A1 (inclusive of Food) Consents
- Recent extensive refurbishment
- 35 car parking spaces
- Neighbouring occupiers include Lidl, Matalan, Lloyds Pharmacy, Boots, Iceland and Specsavers
- Six Week Completion Available

Full Vacant Possession



Location

Miles: 41 miles south of Manchester
45 miles north of Birmingham
Roads: A34, A50, A520, M6
Rail: Longton Rail
Air: Manchester Airport, Birmingham Airport

Situation

Longton is the second largest of the six towns that comprises the Potteries conurbation and has a population of some 254,000. The property is situated nearby the busy Longton Exchange Shopping Centre on a well established Retail Park location just off The Stand (A5007) and is one of Longton's main thoroughfares. Longton Rail Station is located nearby, some 250 metres north of the property. Neighbouring occupiers, include Lidl, Matalan, Lloyds Pharmacy, Boots, Iceland and Specsavers.

Description

The property comprises of a substantial retail warehouse building benefiting from open A1 (inclusive of food) Planning Permission. The property benefits from a site area of 0.25 hectares (0.62 acres), 37% site coverage, 35 car parking spaces. An extensive refurbishment programme has recently been carried out.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)		Possession
Ground	Retail Warehouse	929.1 sq m	(10,000 sq ft)	Vacant and to let
Mezzanine	Retail Warehouse	836.1 sq m	(9,000 sq ft)	
Totals		(1,765.2 sq m)	(19,000 sq ft)	

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