



# FOR SALE / TO LET

OFFICE / STORAGE PREMISES  
31 UTTOXETER ROAD  
LONGTON  
STOKE-ON-TRENT  
ST3 1NY



[www.ps2property.co.uk](http://www.ps2property.co.uk)

**3,773 sq.ft (350.5 sq.m)**

(Approx. Net Internal Area)

- Close to Longton Town Centre
- Easy access to A50 dual carriageway
- On Site parking





## LOCATION

The property is located on Uttoxeter Road which gives direct access to Longton Town Centre. The A50 lies approximately half a mile from the premises and provides access to the A500 D road which runs through the heart of the Stoke-on-Trent conurbation. This in turn provides access to Junction 16 of the M6 Motorway, approximately 7 miles to the north and Junction 15 of the M6 approximately 3 miles to the south.

## DESCRIPTION

The property comprises a three-storey building of brick construction under a pitched tiled roof. The two-storey office space fronting onto Uttoxeter Road comprises of carpeted floors, plastered walls and a mixture of plastered and suspended ceilings incorporating a variety of recessed and surface mounted fluorescent lighting. The property further benefits from gas fired central heating and timber framed and UPVC double glazed windows.

To the rear of the property is a basement area that is currently used for storage. Access to the storage area is via a low height roller shutter door. Externally there is a yard / car parking area.

## ACCOMMODATION

	Sq.ft	Sq.m
Ground Floor	1,339	124.4
First Floor	1,083	100.6
Basement	1,351	125.5
<b>Total GIA</b>	<b>3,773</b>	<b>350.5</b>

## TENURE

The premises are available on a freehold or leasehold basis. Part of the basement is currently let until 2012 at a rent of £3,480 + VAT per annum.

## PRICE

£190,000

## RENT

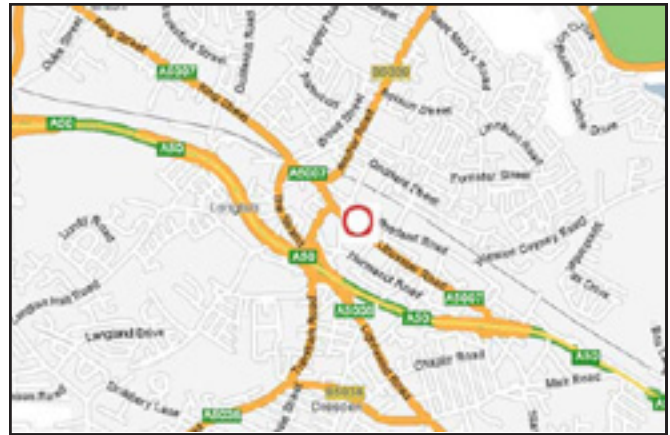
£15,300 per annum exclusive.

## RATING

We are verbally advised that the premises have a current Rateable Value of £4,300.

## PLANNING

All interested parties are advised to make their own enquiries to the local authority.



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

## SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## LEGAL COSTS

Each party is to bear their own legal costs in connection with the transaction.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## VIEWING:

Strictly via sole agents:

**Harris Lamb**  
**3 Lakeside**  
**Festival Park**  
**Stoke-on-Trent**  
**ST1 5RY**

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Ref: ST174

Date: March 2009

Subject to Contract

