

Lot 15, Harvey Works & Harvey House, Lingard Street, Burslem, Stoke-on-Trent, Staffordshire ST6 1ED

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



High Yielding Freehold Industrial, Workshop & Commercial Investment

www.acuitus.co.uk

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Property Information

High Yielding Freehold Industrial, Workshop & Commercial Investment

- Approx. 4,523.73 sq m (48,693 sq ft) on 1.2 acres (0.8 ha) site
- 89% of the floor area occupied
- Let to 14 tenants
- Ample parking circulation & loading space
- Asset management opportunities
- Nearby occupiers include Titanic Brewery, Stoke Galvanising, LTR Recovery Services, Stoke on Trent Timber and Brown Recycling
- Low capital value on guide price (£25 per sq ft)

Lot

15

Auction

18th September 2025

Rent

£149,995 per Annum Exclusive
plus 4 vacant units (totalling 5,385 sq ft).

Sector

Industrial

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

2 miles north of Hanley, 3 miles north of Newcastle-under-Lyme

Roads

A53, A500, A50, A5272

Rail

Burslem Railway Station, Longton Railway Station

Air

Manchester Airport

Situation

The property is prominently situated on Lingard Street, off Moorland Road, approximately 0.5 miles east of the historic Burslem Town Centre. Nearby occupiers include Titanic Brewery, Stoke Galvanising, LTR Recovery Services, Stoke on Trent Timber and Brown Recycling.

Tenure

Freehold.

EPC

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

Description

Harvey Works and Harvey House provides a mix of industrial/workshop and business units, currently comprising 15 industrial/workshop units, 4 business units/workshop studios, together with a fitness studio. The site provides ample parking which has been recently re-surfaced & re-lined as well as circulation and loading space to the north side entrance, the main south-west entrance and to the east, at the rear of the estate.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Building	Floor/Unit	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Harvey Works	Unit 1	Workshop	217.30	(2,339)	AN INDIVIDUAL	3 years from 01/06/2024	£8,000
Harvey Works	Unit 1A	Workshop	163.79	(1,763)	THE REPAIR BOX LIMITED	28 months from 01/12/2024	£4,000
Harvey Works	Unit 2	Workshop	758.09	(8,160)	PLAS-FIT UK LIMITED	5 years from 04/08/2025	£22,000 (1)
Harvey Works	Unit 3A	Workshop	144.93	(1,560)	AN INDIVIDUAL	1 year from 17/12/2014 (Holding Over)	£4,500
Harvey Works	Unit 3B	Workshop	107.02	(1,152)	EASTVIEW GROUP LIMITED	3 years from 03/04/2025	£4,000
Harvey Works	Unit 4	Workshop	85.57	(921)	J G MASON & SON LIMITED	5 years from 01/03/2025 (Lease Renewal) (2)	£4,000
Harvey Works	Unit 5	Workshop	219.25	(2,360)	MI AUTOMOTIVE GARAGE SERVICES	2.5 years from 01/05/2025 to 31/10/2027 (Lease Renewal)	£8,000
Harvey Works	Unit 6	Workshop	96.90	(1,043)	VACANT (3)	-	-
Harvey Works	Unit 7A	Workshop	46.45	(500)	AN INDIVIDUAL	1 year from 03/11/2014 (Holding Over)	£2,700
Harvey Works	Unit 7B	Workshop	46.45	(500)	RKG INSTALLATIONS LIMITED	3 years from 22/10/2024	£5,000
Harvey Works	Unit 8	Office/Storage	89.37	(962)	APOLLO GAS & HEATING SERVICES LIMITED	2 years from 04/06/2025 (Lease Renewal)	£3,900
Harvey Works	Unit 9	Workshop	717.03	(7,718)	MODE DESIGNER KITCHENS AND BATHROOMS	3 years from 01/08/2025 (Lease Renewal)	£19,295
Harvey Works	Unit 10 Unit 11 Unit 11A	Workshop Workshop Workshop	470.74 411.28 185.81	(5,067) (4,427) (2,000)	COUNTY METALS LIMITED COUNTY METALS LIMITED COUNTY METALS LIMITED	10 years from 01/06/2017 10 years from 01/06/2017 10 years from 01/06/2017	£16,600 £22,000 £12,500
Harvey House	Part First Floor - Suite 1A	Fitness Studio	92.62	(997)	THE REPAIR BOX LIMITED	5 years from 01/04/2022 (4)	£4,000
Harvey House	Part First Floor - Suite 1B and 1C	Studio Rooms	162.49 105.26	(1,749) (1,133)	AN INDIVIDUAL t/a McGovern Academy	5 years from 01/04/2022 (4)	£9,500
Harvey House	Part First Floor - Suite 2	Studio/Workshop	39.02	(420)	VACANT (5)	-	-
Harvey House	Part First Floor	Studio Rooms	182.18	(1,961)	VACANT	-	-
Harvey House	Second Floor	Studio Rooms	182.18	(1,961)	VACANT	-	-

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Building	Floor/Unit	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Total			4,523.73 (6)	(48,693) (6)			£149,995

(1) Under the terms of the lease, on 03/08/2026 the rent will increase to £23,500 pa and on 03/08/2027 the rent will increase to £25,000 pa.
(2) The lease is subject to a tenant option to determine on 28/02/2028.
(3) Quoting rent £5,200 pa.
(4) The Tenant did not exercise their break clause on 31/03/2025.
(5) Quoting rent £3,500 pa.
(6) The floor areas stated above have been provided by the Joint Auctioneers.
N.B. The leases are subject to an Estate Charge based on a fixed 10% of the passing rent. Harvey House suites 1a, 1b and 1c are excluded from this Estate Charge. Please see the legal pack for further details.

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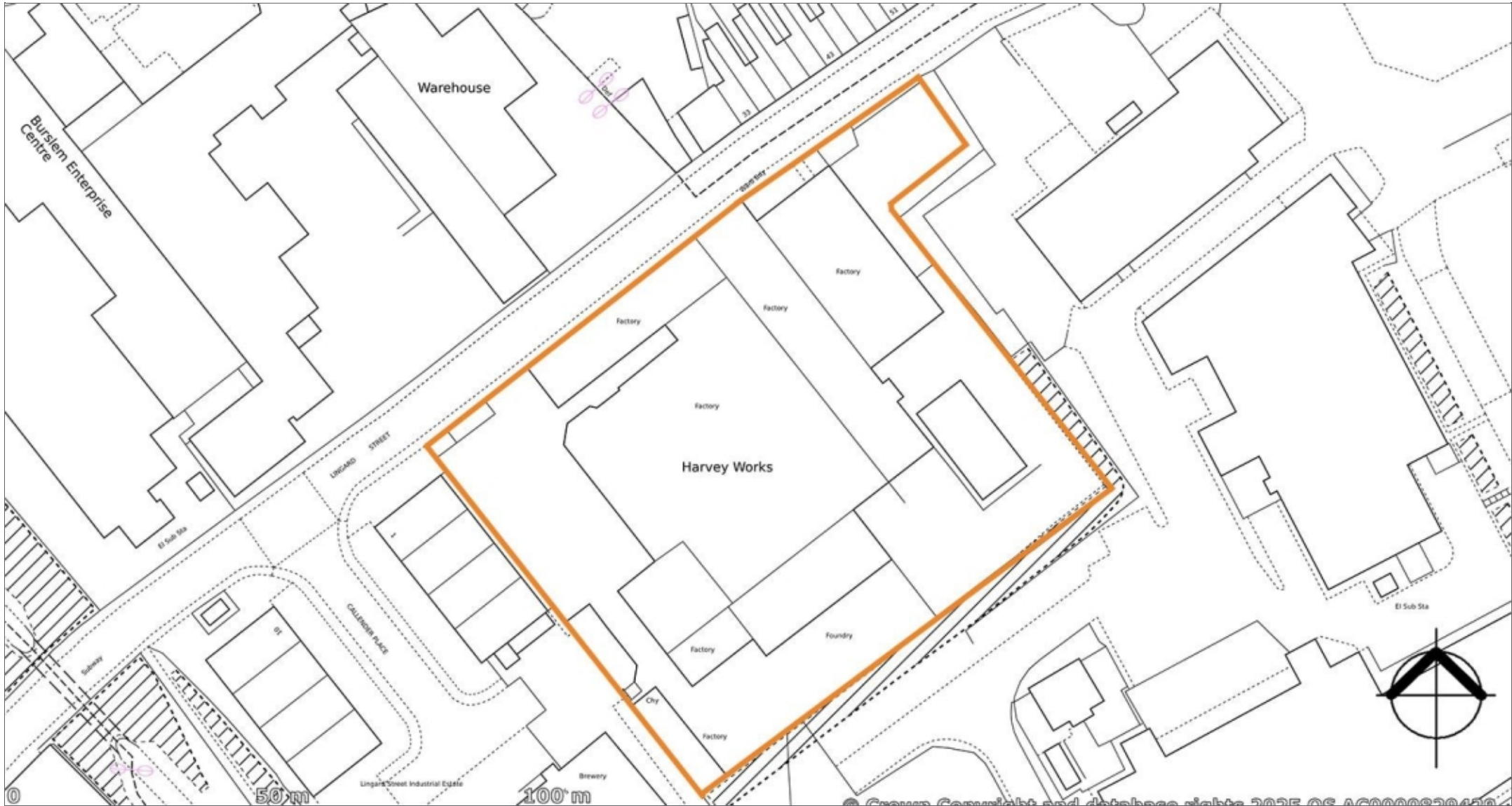
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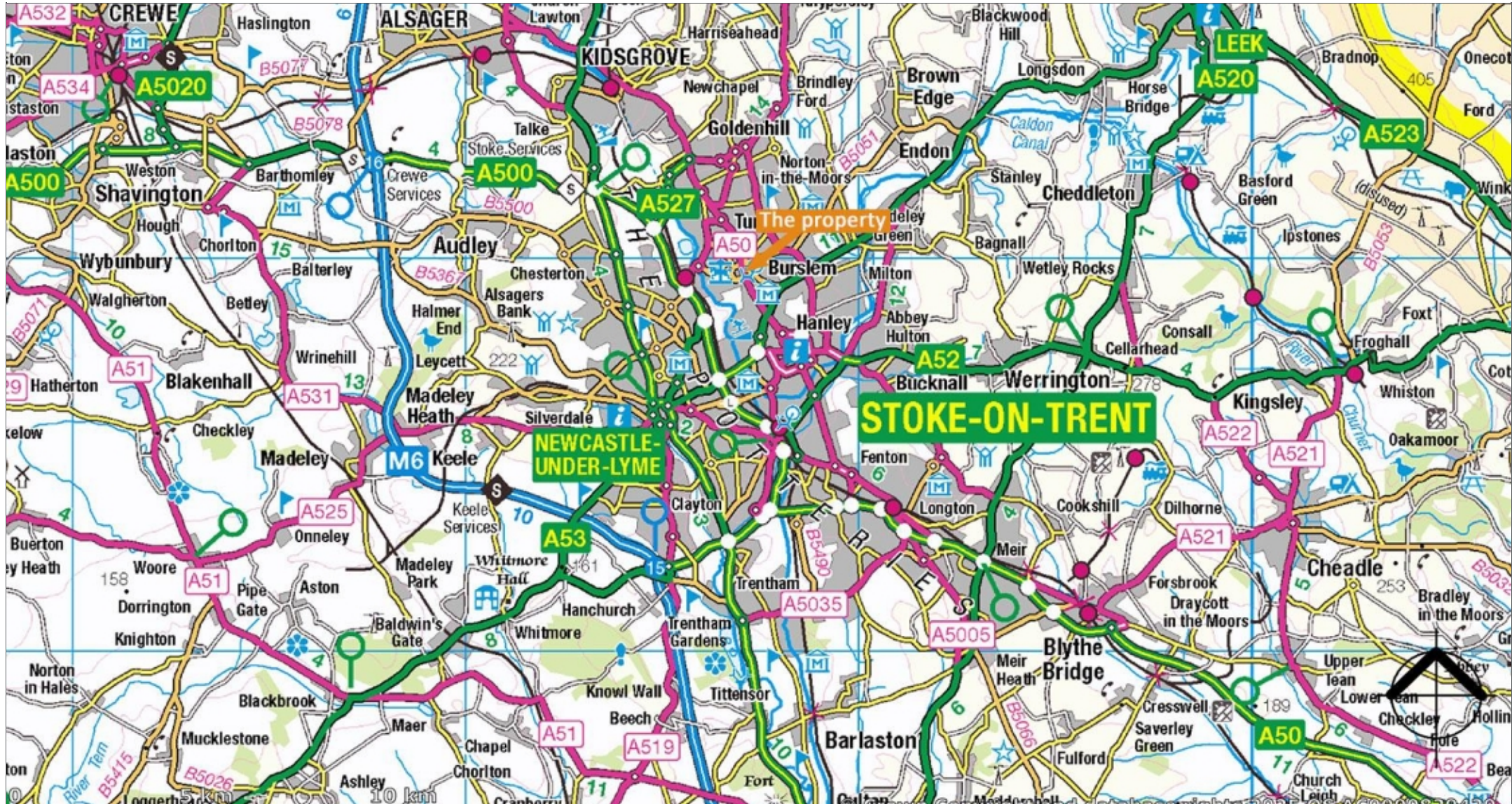


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