

Lot 51

VACANT POSSESSION

10 Town Road, Hanley,
Stoke-on-Trent, Staffordshire ST1 2QG

Freehold Retail Opportunity



Key Details

- **Landmark building in imposing town centre location**
- **Approximately 22,223 sq ft**
- **Separate access to each floor**
- **Redevelopment and Change of Use potential (subject to consents)**
- **Opposite The Potteries Shopping Centre with retailers including Primark, Costa and JD Sports**
- **Other nearby occupiers include Boots the Chemist, Marks & Spencer and Poundland**
- **Low Capital Value on Guide Price**

On the Instructions of **The co-operative bank**

Location

Miles: 4 miles east of Newcastle-under-Lyme
35 miles south of Manchester
43 miles north of Birmingham

Roads: A50, A52, A53, A500, M6

Rail: Stoke-on-Trent Railway Station

Air: Birmingham International Airport

Situation

The property is located on the eastern side of Town Road, at its junction with Glass Street, on the edge of the town's pedestrianised pitch and opposite The Potteries Shopping Centre. The Potteries Shopping Centre has retailers including Primark, Costa, JD Sports and Vision Express. Other nearby occupiers include Boots the Chemist, Marks & Spencer, Poundland, TK Maxx and JD Wetherspoon.

Description

The property comprises a former banking hall arranged on the ground and mezzanine, with a former auction sales room at basement and office accommodation on the first, second and third floors, with ancillary accommodation on the fourth floor. Each floor benefits from separate access and the building benefits from a passenger lift.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground/Mezzanine	Former Banking Hall/Ancillary	487.56 sq m	(5,248 sq ft)	VACANT
Basement	Former Auction Sales Room	391.49 sq m	(4,214 sq ft)	
First	Offices	214.88 sq m	(2,313 sq ft)	
Second	Offices	480.59 sq m	(5,173 sq ft)	
Third	Offices & Ancillary	432.09 sq m	(4,651 sq ft)	
Fourth	Staff Facilities & Storage	57.97 sq m	(624 sq ft)	
Total		2,064.58 sq m	(22,223 sq ft)	



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