

# Lot 16, Former Go Outdoors Unit, New Hall Street, Hanley, Stoke on Trent, Staffordshire ST1 5HQ

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail Warehouse Opportunity

- Substantial Retail Warehouse with Multi-Storey Undercroft Car parking for 487 Cars.
- Prominent City Centre Location
- Approximate Floor Area of 8,587.20 sq m (92,431sq ft) (1)
- Approximate Site Area of 0.81 Hectares (2.00 Acres)
- Suitable for Asset Management or Owner Occupiers
- Capital Allowances Available (2)
- Potential for Car Park to Produce Significant Income
- Close to The Potteries Shopping Centre

#### Lot

16

#### Auction

18/May/2022

#### Vacant Possession

#### Status

Available

#### Sector

Retail Warehouse

#### Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

### Location

#### Miles

30 miles west of Derby, 30 miles south of Manchester, 45 miles north of Birmingham

#### Roads

M6,A50, A52, A53, A500 (Queensway)

#### Rail

Stoke-on-Trent Railway Station

#### Air

Manchester Airport

### Situation

Hanley is the principal retailing centre of Stoke on Trent, The property is prominently situated on the main inner ring road (A5006) at the junction of Marsh Street North and New Hall Street and approximately 100 metres east of The Potteries Shopping Centre with 90+ stores including Clarks, H&M, JD Sports, Lush and Next.

### Tenure

Freehold.

### Description

The property comprises a substantial City Centre Retail Warehouse benefitting from three levels of undercroft car parking which can accommodate some 487 cars and benefits from a site area of approximately 8,587.20 sq m (92,431sq ft).

The property may be suitable for sub division and / or alternative uses including Warehouse, Leisure and Self Storage, subject to consents. The property may also be suitable for redevelopment, subject to consents. There are some structure defects to the car park, details of which are included in the Legal Pack.

### VAT

VAT is applicable to this lot.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground, Lower Ground and First Lower Ground	Retail Warehouse Car Park/Ancillary	8,587.20 sq m	(92,431sq ft)	VACANT POSSESSION
<b>Total Approximate Floor Area</b>		<b>8,587.20 sq m</b>	<b>(92,431 sq ft) (1)</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

(2) Capital Allowances may be available to a qualifying purchaser. See Legal pack.



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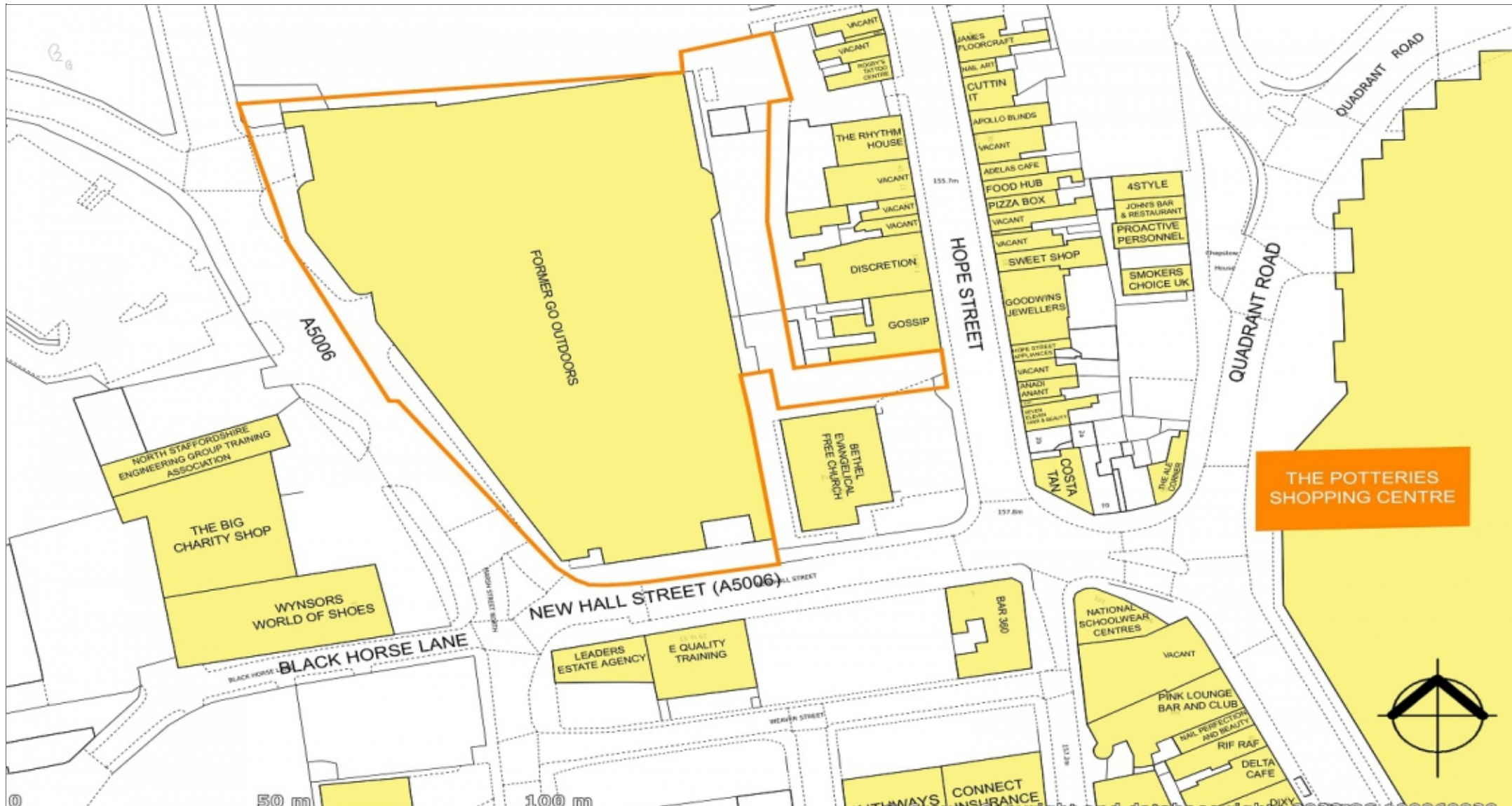


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