



## PRIME TRADE COUNTER UNIT – TO LET

712 Leek Road, Hanley, ST1 3NQ



## SUMMARY

- Prominent standalone trade counter / warehouse unit.
- Frontage to Leek Road (A52) with a traffic count of 23,759 vehicles daily
- Located within an established and popular commercial area with national occupiers including Screwfix, Kwik-Fit, Dominos, Renault and Volvo.
- Available on a new lease, terms to be agreed.
- Approximately 2,794 sq ft at ground floor with two-tiered racking throughout.



## LOCATION

The subject property fronts the busy Leek Road (A52) which provides direct access to Stoke-on-Trent, approximately 1.9 miles south of the subject property. Hanley town centre is approximately 0.9 miles west of the property.

The property is located within an established and popular commercial area. The area consists of a mixture of light-industrial/retail units together with a number of car dealerships. Occupiers in the immediate vicinity include Screwfix, Easy Bathrooms (both in the adjacent unit), Kwik-Fit, Dominos and Floors 4 You. There are a number of car dealerships including Renault, Volvo, Nissan, Mitsubishi and Hyundai.

## DESCRIPTION

The property comprises a prominent standalone trade counter / warehouse unit of steel frame construction with metal clad and brick elevations.

Internally, the property encompasses a warehouse, office and ancillary accommodation with a fitted kitchen and WC. It is currently fitted out with floor to ceiling racking which runs throughout the property, however this can be removed. There is also a small mezzanine level over the kitchen and WC towards the front of the property. The property benefits from 5 parking spaces to the front of the unit.

## ACCOMMODATION

The property has been measured on a Gross Internal Floor Area basis:

ACCOMMODATION	SQ M	SQ FT
Ground Floor GIA	259.52	2,794
<b>TOTAL</b>	<b>259.52</b>	<b>2,794</b>

## PLANNING

The property has planning permission for B1 and B8 uses.

For further information on planning, we recommend that interested parties contact Stoke-on-Trent Council on 01782 234234



# EPC

## Energy Performance Certificate

Non-Domestic Building



712 Leek Road  
STOKE-ON-TRENT  
ST1 3NQ

Certificate Reference Number:  
0593-2257-2530-7100-7803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

..... Not zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

74 This is how energy efficient the building is.

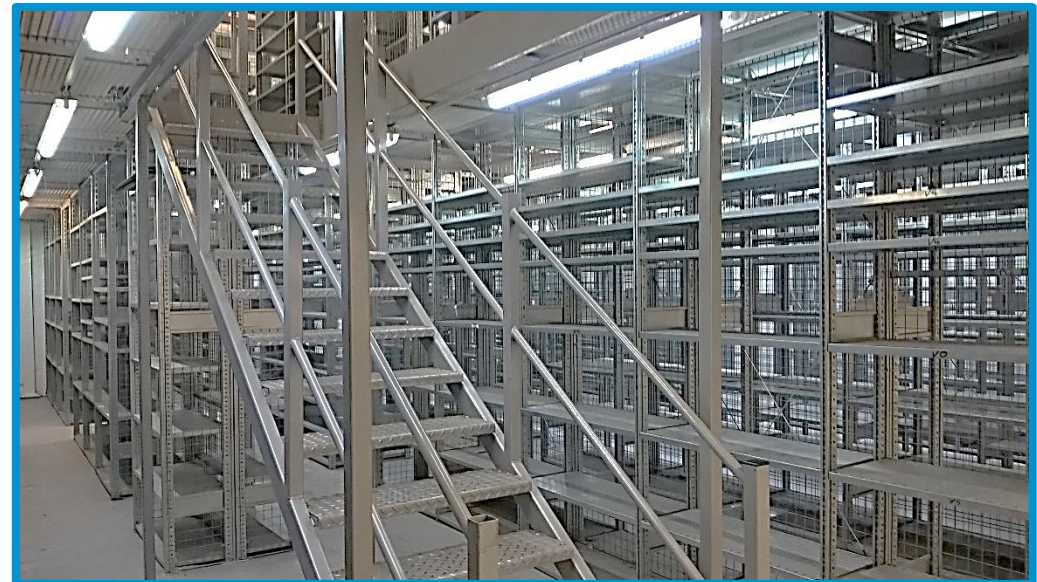
### Technical Information

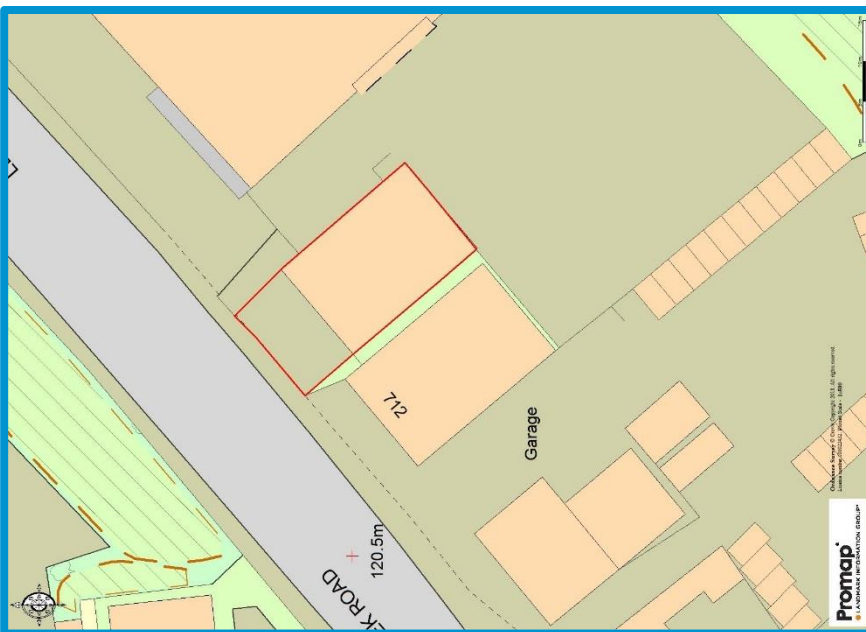
Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 347  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 68.28  
Primary energy use (kWh/m<sup>2</sup> per year): 394.43

### Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built  
89 If typical of the existing stock





## TENURE

The property is available on a leasehold basis only.

## LEGAL COSTS

Each party is to be responsible for its own legal and professional fees in connection with this transaction.

## TERMS

Further information regarding the rent and the terms of the new lease can be provided upon application.

## VAT

All rental figures quoted are exclusive of value added tax, which is to be charged at the prevailing rate.

## SERVICES

We understand all mains services are connected however these have not been tested.

## RATES PAYABLE

The property has a rateable value of £10,000.

## FURTHER INFORMATION

For further information and viewings please contact sole agents, Colliers International:-



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