



**Former Land Rover Dealership, Broad Street, Hanley, Stoke-On-Trent,  
Staffordshire ST1 4EG**

## **Former Car Dealership**

- ▶ **23,789 sqft showroom on 1.69 acre site**
- ▶ **Prominent frontage onto Broad Street of 240 ft (73 m)**
- ▶ **Immediately available by way of assignment or sub-lease**
- ▶ **Additional rear workshop comprising 6,109 sqft**

For enquiries and viewings please contact:



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## Location

The property is located in Hanley, the principle commercial centre and one of six towns which make up the city of Stoke on Trent. The city is located in North Staffordshire and has a population of c.385,000 (2020). and is located in close proximity to the A500 trunk road, providing access to Junction 15 of the M6 Motorway.

The property itself benefits from a prominent frontage onto Broad Street, within the City's primary out of town retail area. The property lies a short distance from Festival Retail Park, Octogan Retail Park and Century Retail Park which boast a strong mix of national retailers and food outlets. In addition, Intu Potteries Shopping Centre lies 0.4 miles north east of the site, which is the largest shopping centre in Staffordshire and attracts c.10 million customer annually. The subject premises also lies adjacent to Smithfield Quarter, a £200 million mixed use development totalling 1.2 million sqft.

## Description

The subject premises comprise a former car dealership with showroom, partitioned offices, parts storage and staff toilets on ground level. The showroom benefits from prominent glazed frontage, a fully tiled floor, suspended ceiling and a customer hand over area. The showroom has room to display 7 cars.

To the rear of the showroom is an integral workshop and valet bay with a concrete floor, space for 12 ramps, strip lighting, gas rod heaters and extraction system. There is also a canteen on mezzanine level. The property benefits form a large yard to the rear with a further workshop located at the back of the site. This benefits form strip lighting, exhaust ventilation system, gas heaters and staff office and toilets.

## Accommodation

	Sq M	Sq Ft
Showroom / Offices	593.4	6,387
Workshop / Ancillary	563.2	6,062
Workshop / Parts	1,053.5	11,340
Detached Workshop & Mezzanine	567.5	6,109
<b>Total</b>	<b>2,777.5</b>	<b>29,898</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

The site provides 17 display spaces to the front, with 96 parking spaces at the side and rear.

## Planning

It is our understanding that the property has planning permission for its former use as a car showroom and workshop, which falls under "Sui Generis" Use Class from the Town & Country Planning (Use Class) Order 1987 and its subsequent amends. The property would be suitable for various uses subject to planning consent and consent of the landlord. Interested parties should make their own enquiries through Stoke-on-Trent City Council

## Tenure

The property is currently held on a lease expiring 26th August 2023. The property is available by way of assignment or a sub-lease on terms to be agreed.

## Business Rates

RV: £ 220,000

Property Description: Car Showroom & Premises

Rates payable 2020/21: £ 112,640 (based on the current uniform business rates multiplier of 51.2p)

The government has recently announced that retail and leisure occupiers will pay no business rates up until March 2021, which applies to this property.

The rating listing also includes the adjacent Jaguar car dealership. The rates will have to be re-assessed and listed separately once terms are agreed.

## Rent

On application

## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

The premises have an EPC assessment of: 92 (D)

## Viewings

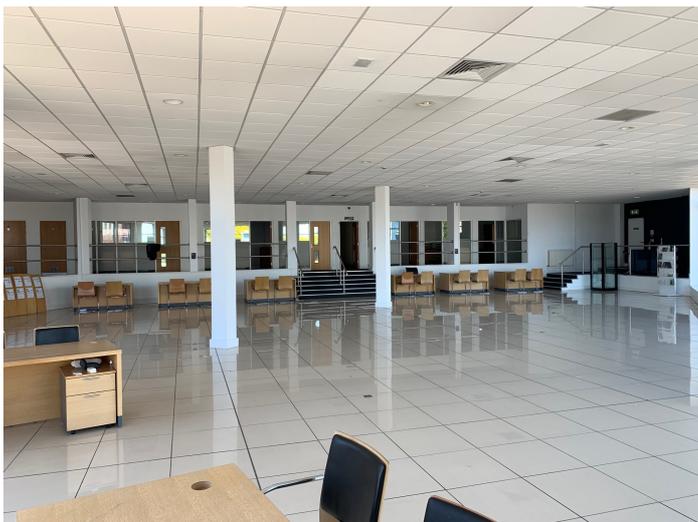
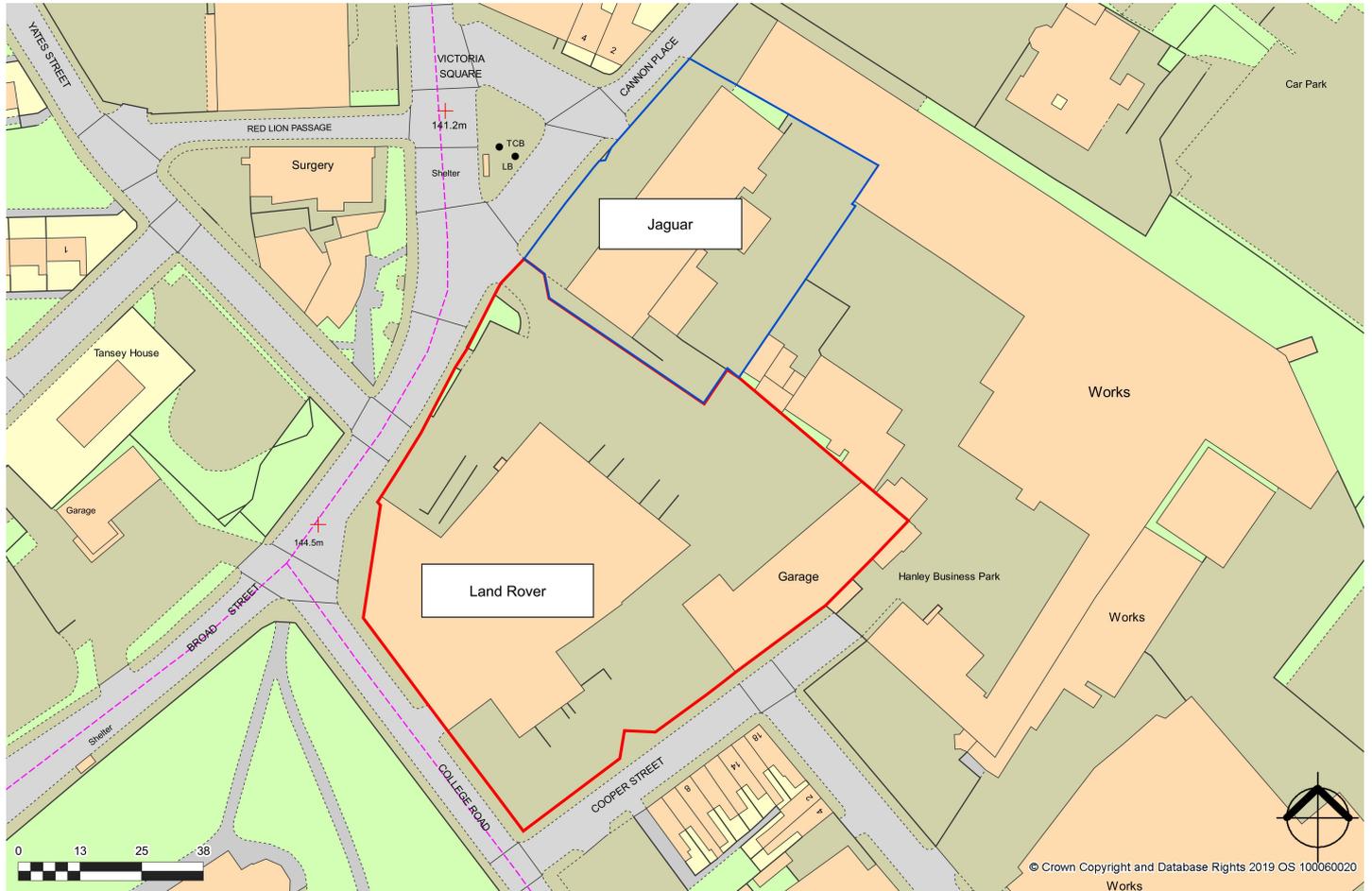
Viewings are by appointment with sole agents Innes England.

Please contact Sam Hall or Matthew Hannah to arrange an inspection / viewing.

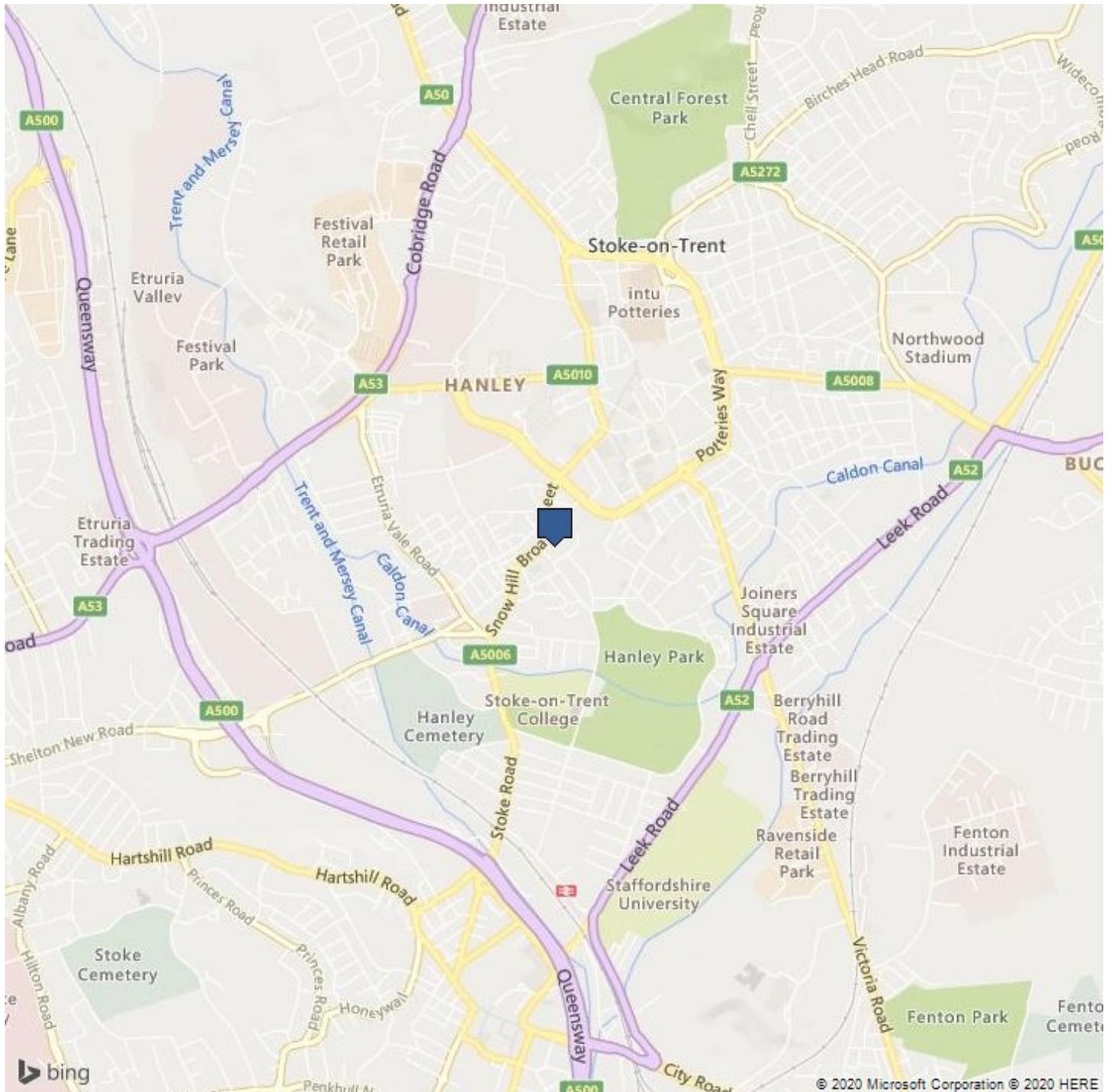
## Information Pack

Specialist fixtures and fittings are available by separate negotiation.

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