



Former Jaguar Dealership, Broad Street, Hanley, Stoke On Trent, Staffs ST1 4EG

Former Car Dealership

- ▶ **10,585 sqft showroom on 0.67 acre site**
- ▶ **Prominent frontage onto Broad Street of 170 ft (52 metres)**
- ▶ **Immediately available by way of assignment or sub-lease**
- ▶ **Rooftop parking with 28 spaces**

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 two former dealerships previously trading as Harley Davidson and Jaguar. The former Jaguar showroom benefits from a tiled floor, suspended ceiling, spot lighting, as well as partitioned offices and two WC's. The immediately adjacent former Harley Davidson showroom benefits from a wood laminate flooring, air conditioning and strip lighting, as well as a fire alarm and WC.

The showroom benefits from rooftop parking for 28 vehicles as well as 26 further spaces to the rear of the site. The property also benefits from parking to the front of the building with car display parking.

Accommodation

	Sq M	Sq Ft
Showroom	385.5	4,150
Workshop	439.4	4,730
Wash Bay	88.3	950
Mezzanine	70.1	755
Total	983.3	10,585

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurements 2nd Edition.

ROOFTOP PARKING 28 SPACES.

26 PARKING SPACES TO THE 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 Land Rover 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: 93(D).

Viewings

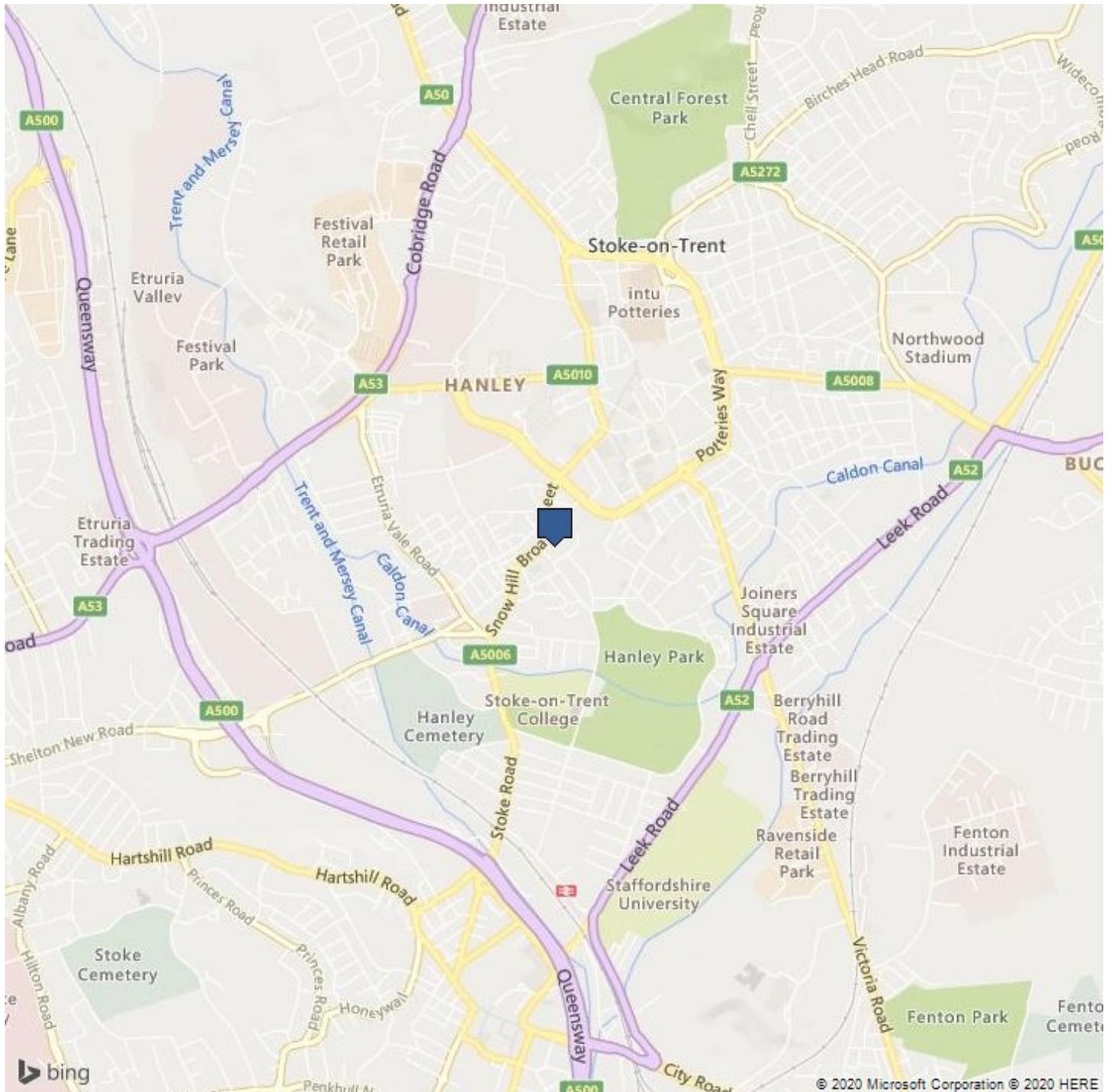
Viewings are by appointment with sole agents Innes England. Please contact Sam Hall or Matthew Hannah to arrange an inspection/viewing.

Information Pack

Specialist fixtures and fittings are available by separate negotiation.

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