

TO LET

ESTABLISHED RETAIL UNIT

FORMER ALDI STORES UNIT, SPRINGFIELD RETAIL PARK, NEWCASTLE ROAD, STOKE-ON-TRENT, ST4 6NY



Contact Tom Johnson: tom@mounseysurveyors.co.uk

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mounseysurveyors.co.uk



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LOCATION

The property is very prominently located adjacent to the A34 dual carriageway to the south of Newcastle-under-Lyme. The A500 dual carriageway is 1 mile distant and provides access to Junction 15 of the M6 Motorway which is 2 miles to the southwest of the property.

SITUATION

The property shares its access with Springfield Retail Park which is occupied by retailers including Halfords, Iceland, Pets at Home and B&M. A McDonalds restaurant is located adjacent, whilst there is a Tesco supermarket and petrol filling station on the opposite side of the dual carriageway. Aldi are relocating to a purpose-built store less than 400 yards away whilst the University Hospital of North Staffordshire is within a 2-minute drive time. According to the Department for Transport Road traffic statistics, the annual average daily traffic flow of motor vehicles in 2019 (latest data) was 20,302.

DESCRIPTION / ACCOMMODATION

The building was constructed in 1992 for Aldi and is detached, having a pitched and tiled roof surface with a dock level loading access at the rear. The customer entrance is via a canopy to the front of the property, which is currently served by an 82-space car park although some spaces may be lost to accommodate a drivethru on part of the site (STPP).

The building has a gross internal area of approximately 14,832 sq ft (1,378 sq m) and is situated on a site area of 1.35 acres.

REDEVELOPMENT

The building is available as a whole or as several individual units, the size of which can be negotiated (STPP). Expressions of interest are also sought for the delivery of a drivethru or stand-alone unit on the area of car park closest the Newcastle Road and Leaside Road junction.

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TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

POA

EPC

The property has an EPC rating of B - 32.

RATING ASSESSMENT

The property has a rateable value of £172,000. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

VAT

All prices and rent are quoted exclusive of VAT which may be payable.

SERVICES

All mains services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

Each party is to be responsible for their own legal and professional costs in relation to any transaction.

CONTACT

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