

**PRICE  
REDUCED**



Unit 8 Phoenix Way

Phoenix Park, Stoke-On-Trent, ST3 2JD

Asking Price £875,000

7997.00 sq ft



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## Property Description

Unit 8 Phoenix Park is a modern steel portal frame industrial warehouse unit with full height insulated profile cladding under a pitched insulated clad roof incorporating natural lighting panels. Constructed in 2016, this modern unit benefits from having full height (6.24m) loading/warehouse area from the roller shutter all the way to the rear. The remainder of the unit comprises a trade counter with offices and customer WC at ground floor level. There is a mezzanine immediately above consisting of stores, male and female WCs and a kitchen/staff room.

On site parking, open and accessible external loading area, 3 phase electric and what must be one of the most prominent positions in the city are just some of the benefits on offer.

## The Investment

This exciting opportunity can be offered either as a property sale or a transfer of a going concern. The property is let by way of a 10 year lease from the 9th January 2017 to Rexel UK Limited a leading wholesale electrical distributor with a Turnover of £705m and Operating Profit of £1.1m (2023). The current passing rent is recorded as being £51,500 pa, which at the asking price of £875,000 represents a gross yield of 5.89% with potential for rental growth at the point of renewal on the 8th January 2027.

## Location

The Property is situated on Phoenix Retail Park on the immediate edge of Longton town centre. Phoenix Park is accessed from the A50 and Baths Road, a short distance off the Foley Road interchange. The unit is situated at the end of the estate via Phoenix Way and immediately adjoins TK Maxx. The site is only accessible through a security barrier leading to a large shared car parking area.

## Accommodation

### GROUND FLOOR

Trade Counter: 690 Sq ft (64.10 Sq m)

Warehouse: 4,052 Sq ft ( 376.43 Sq m)

Offices: 925 Sq ft (85.93 Sq m)

Stores: 166 Sq ft (15.42 Sq m)

### MEZZANINE

Stores: 1,940 Sq ft (180.23 Sq m)

Staff Welfare Facilities: 224 Sq ft (20.81 Sq m)

Total Floor Area: 7,997 Sq ft (742.92 Sq m)



## Services

All mains services are available subject to any reconnection which may be necessary.

## Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Rating

The VOA website advises the rateable value for 2025/26 is £44,500. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

## Tenure - Freehold

Freehold subject to a 10 year Tenants FRI lease from the 9th January 2017 to Rexel UK Limited. A copy of the lease is available upon request.

## EPC

Energy Performance Certificate number and rating is:  
9579-7208-0409-4180-0296 - (C-51)

## VAT

VAT is applicable to the property sale, however our client would consider a transfer of a going concern if it benefits the buyer.

## Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

## Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

## Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



## Road Map



## Hybrid Map



## Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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