butters john bee bjb
commercial

Unit 4 Parkhall Works Sutherland Road

10000.00 sq ft

Longton, Stoke-On-Trent, ST3 1HJ

Asking Price £169,950

A three storey workshop / industrial unit with a mixture of open plan areas and some individual rooms/areas. The property is located on a main road within Longton, within a conservation area but we have been advised that it is not a listed building. The property also benefits from 2 parking spaces.

Description
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Location
The property is located on Sutherland road towards the junction with Anchor Road, just up from Longton Police Station. Sutherland Road runs from Anchor Road joining with Market Street in the town centre, towards Uttoxeter Road (A50) and giving access to the A500 and J15 and J16 of the M6 motorway.

Accommodation
The property has not been measured by BJB but we have been advised it is 929 sq m / 10,000 sq ft.

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 TBC. 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 up to 100% 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 with vacant possession.

EPC
Energy Performance Certificate number and rating is 107 E

VAT
VAT is to be confirmed.
Please enquire with the agent if vat is applicable or not on this premises.

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. The property was offered for sale by public auction on 1st June 2026 and a legal pack is available, of which valid searches / disbursement could be used and would need to be reimbursed.

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.