

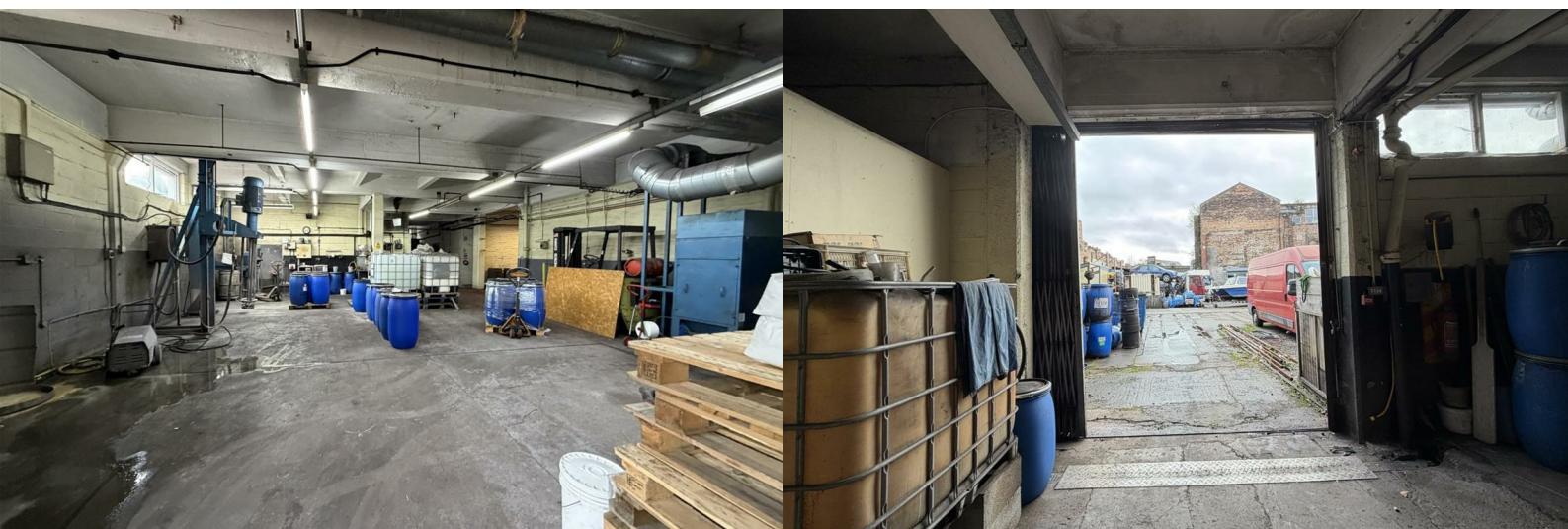


United Colour Premises, Edensor Works
Greendock Street, Longton, Stoke-On-Trent, ST3 2NA

Asking Price £550,000

15799.00 sq ft

 **RICS**
Regulated by RICS



Edensor Works Greendock Street

Longton, Stoke-On-Trent, ST3 2NA

Description

A three storey former pottery of brick construction with metal cladding to the side elevation, under a series of pitched roofs. The property has two vehicular doors, one direct onto Greendock Street and the other onto the car park and yard. Other features include concrete floors, a goods lift (not tested) and separate points of access to each floor making it an ideal project for an investor or developer.

The scale and layout of the premises would suit multiple commercial occupation or may appeal to someone looking to convert it to an HMO subject to obtaining the necessary consents).

Location

The property is located in Greendock Street in Longton on the eastern side of the city of Stoke on Trent with excellent road links to the A50 which in turn connects to the A500 and M6 to the west and M1 to the east.

Accommodation

GROUND FLOOR: 5320 Sq ft (494.23 Sq m)

FIRST FLOOR: 5375 Sq ft (499.34 Sq m)

SECOND FLOOR: 5104 Sq ft (474.16 Sq m)

TOTAL GIA: 15,799 Sq ft (1467.73 Sq m)

SECURE YARD: 330 Sq m

Services

All mains services are available subject to any reconnection which may be necessary. The property benefits from 3 phase electric.

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 £27,250. 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

VAT

VAT is not applicable to this sale.

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.

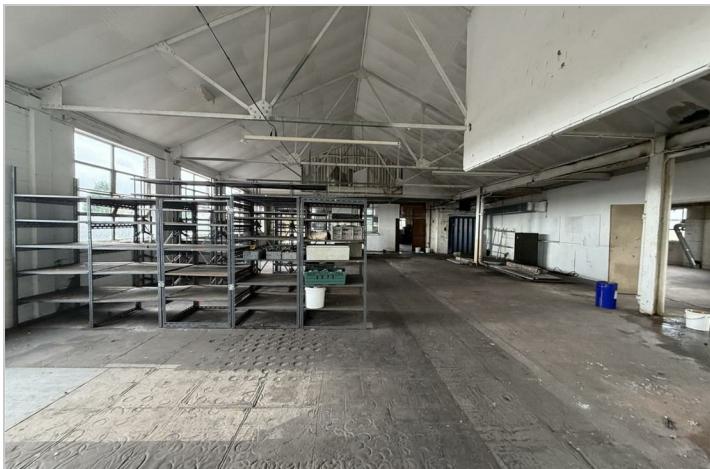
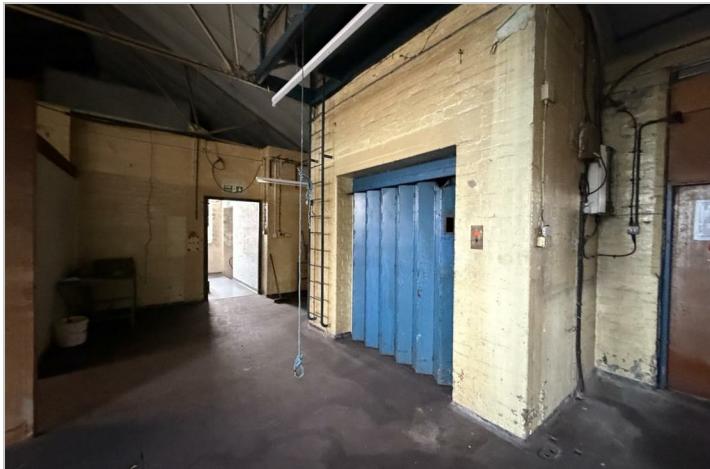
Legal Costs - Sale

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

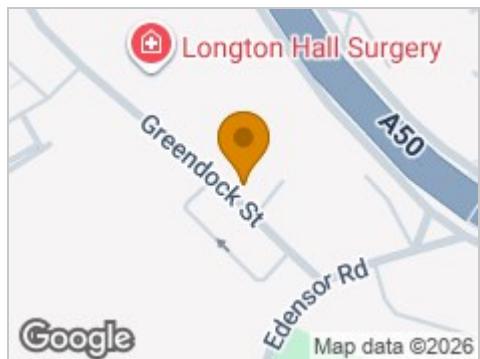
Viewing

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.



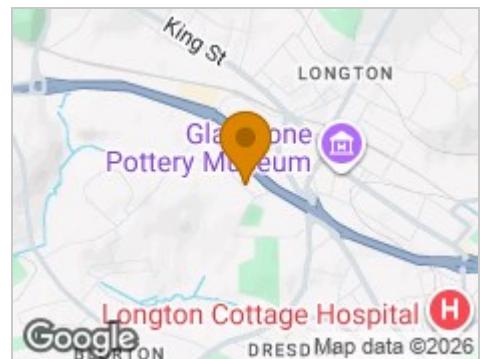
Road Map



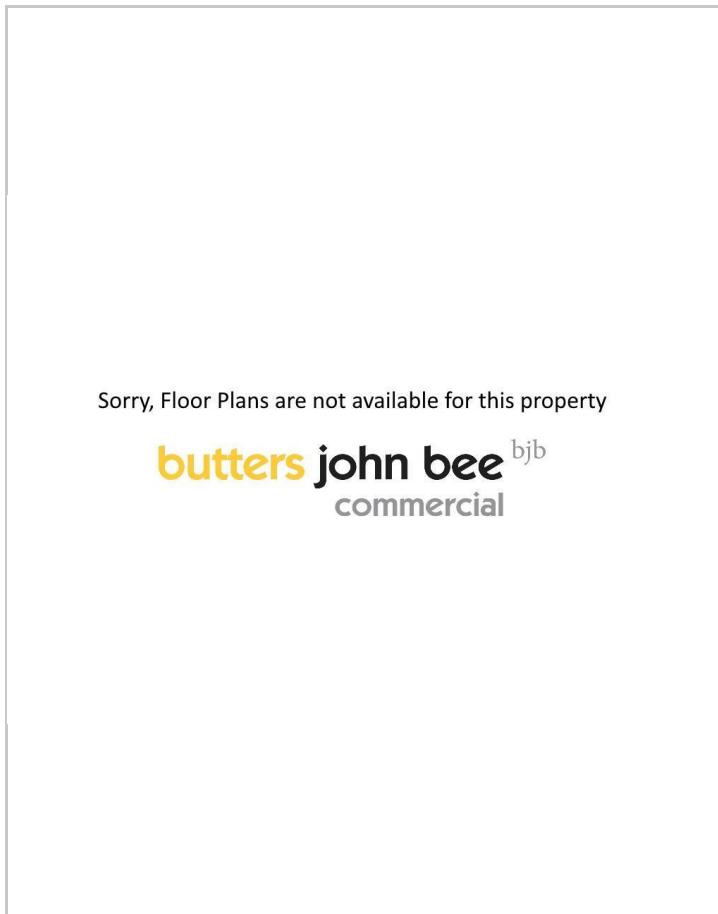
Hybrid Map



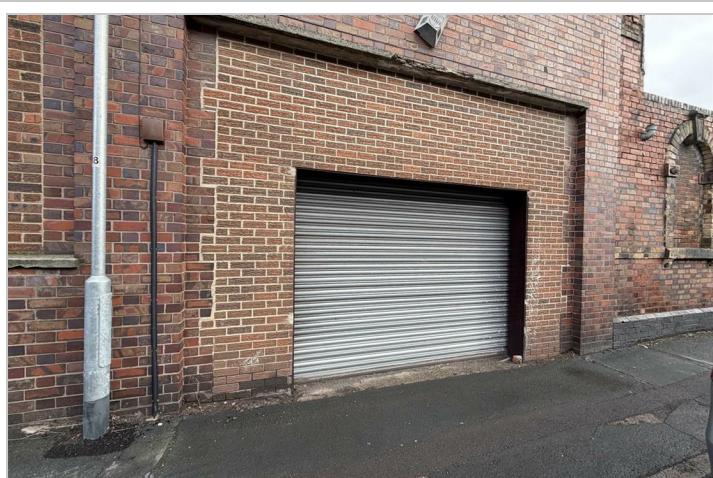
Terrain Map



Floor Plan



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commercial



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.

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