



## Former NHS Depot Wilfred Place

Hartshill, Stoke-On-Trent, ST4 7LL

9790.00 sq ft



Asking Price £495,000



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## Description

The property comprises a former NHS depot consisting of office, warehouse and carpark. The ground and first floor office building, is located to the front of the site, and leads into the warehouse at the rear with access onto the carpark. Stairs lead to the first floor where there are effectively four further offices.

Gates lead into the main site which has a number of buildings running along the northern boundary of brick construction with slate covered roofs and skylights. We believe that the buildings provide open space with double timber door access. We believe there is also some first floor accommodation within the buildings.

## Location

Wilfred Place is located off Queens Road in the Hartshill area of Stoke-on-Trent. Queens Road provides access onto Hartshill Road which connects Stoke Town Centre with Newcastle-under-Lyme Town Centre. The property is also approximately half a mile away from Royal Stoke University Hospital and is a short drive to the A500.

## Accommodation.

### Office Building

#### Ground Floor

Entrance Hall : 130 sq ft (12.13 sq m)

Office : 212 sq ft (19.75 sq m)

Staff Room : 217 sq ft (20.19 sq m)

Kitchen : 111 sq ft (10.31 sq m)

Store : 48 sq ft (4.48 sq m)

Male and Female toilets

#### First Floor

Staff Room : 359 sq ft (33.39 sq m)

Kitchen : 55 sq ft (5.13 sq m)

Office : 107 sq ft (9.96 sq m)

Office : 221 sq ft (11.28 sq m)

TOTAL NET FLOOR AREA : 1,360 sq ft (126.62 sq m)

Warehouse : 6,398 sq ft (594.61 sq m)  
Store : 812 sq ft (75.48 sq m)

TOTAL NET FLOOR AREA : 9790 sq ft (910.09 sq m)

TOTAL SITE AREA : 0.61 Acres 0.25 Ha

(Measurements taken from previous brochure)

### 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.

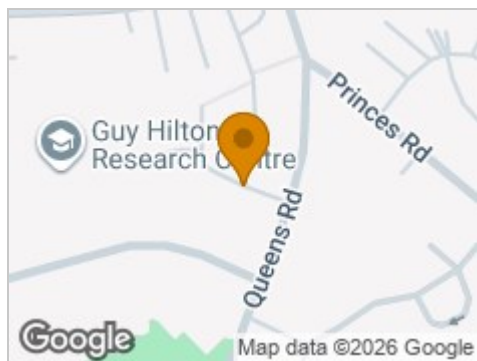
### Rating

The VOA website advises the rateable value from the 1st April 2026 is TBC. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p 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.



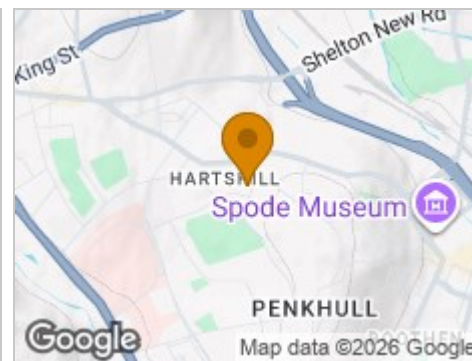
## Road Map



## Hybrid Map



## Terrain Map



### Tenure - Freehold

Freehold with vacant possession.

The client may consider a letting of the property.

### EPC

Energy Performance Certificate number and rating is 124 - '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.

### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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