

# TO LET OR FOR SALE

# FORMER WILKO STORE

## Longton Exchange Shopping Centre

## Longton, Stoke-on-Trent

## ST3 1NQ

### \*SUBJECT TO VACANT POSSESSION\*



#### LOCATION

Longton is one of the six towns which together form the City of Stoke-on-Trent. Longton Town Centre is located four miles southeast of Hanley, the main commercial centre for Stoke-on-Trent, and was identified as the number one location for food shopping, and number 2 for clothing/footwear in the area.

The subject property is predominantly situated in the town centre, bounded by Commerce Street to the rear, which leads directly to the main thoroughfare through Longton (the A50) and allows easy access for customers throughout Stoke-on-Trent. directly adjacent to the retail core including Longton Exchange Shopping Centre.

Nearby occupiers include **Tesco Extra** (5 min walk), **Lidl**, **Matalan**, **Next**, **Sports Direct**, **Farmfoods**, **B&M**, **Argos** and **Costa**.

#### DESCRIPTION

The property comprises a ground floor and part first-floor retail warehouse of concrete portal frame construction brick elevations and insulated double skin cladding.

Internally the property comprises an open plan retail sales areas with suspended ceilings and terrazzo flooring with first floor storage accessible via two goods lifts.

Covered goods delivery to the unit is via the full height loading bay doors to the rear.

There is a large council operated pay and display car park (400 spaces) providing customers with easy access to the property. The car park allows for **30 minutes free parking**.

#### ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Sales:	1,867 m <sup>2</sup>	20,092 sq ft
First Floor Storage:	887 m <sup>2</sup>	9,552 sq ft

#### TENURE

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

Alternatively, the property can be sold by way of long leasehold.

Further information available on request.

#### RENT

Upon application.

#### PRICE

Upon application.

#### EPC

A copy of the Energy Performance Certificate can be made available upon request.

#### RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

<b>RATEABLE VALUE (Current)</b>	<b>£121,000</b>
<b>RATES PAYABLE</b>	<b>£61,952</b>

We suggest that all interested parties should verify the above.

#### PLANNING

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

#### ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

#### VIEWINGS

Strictly by appointment with the Sole Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
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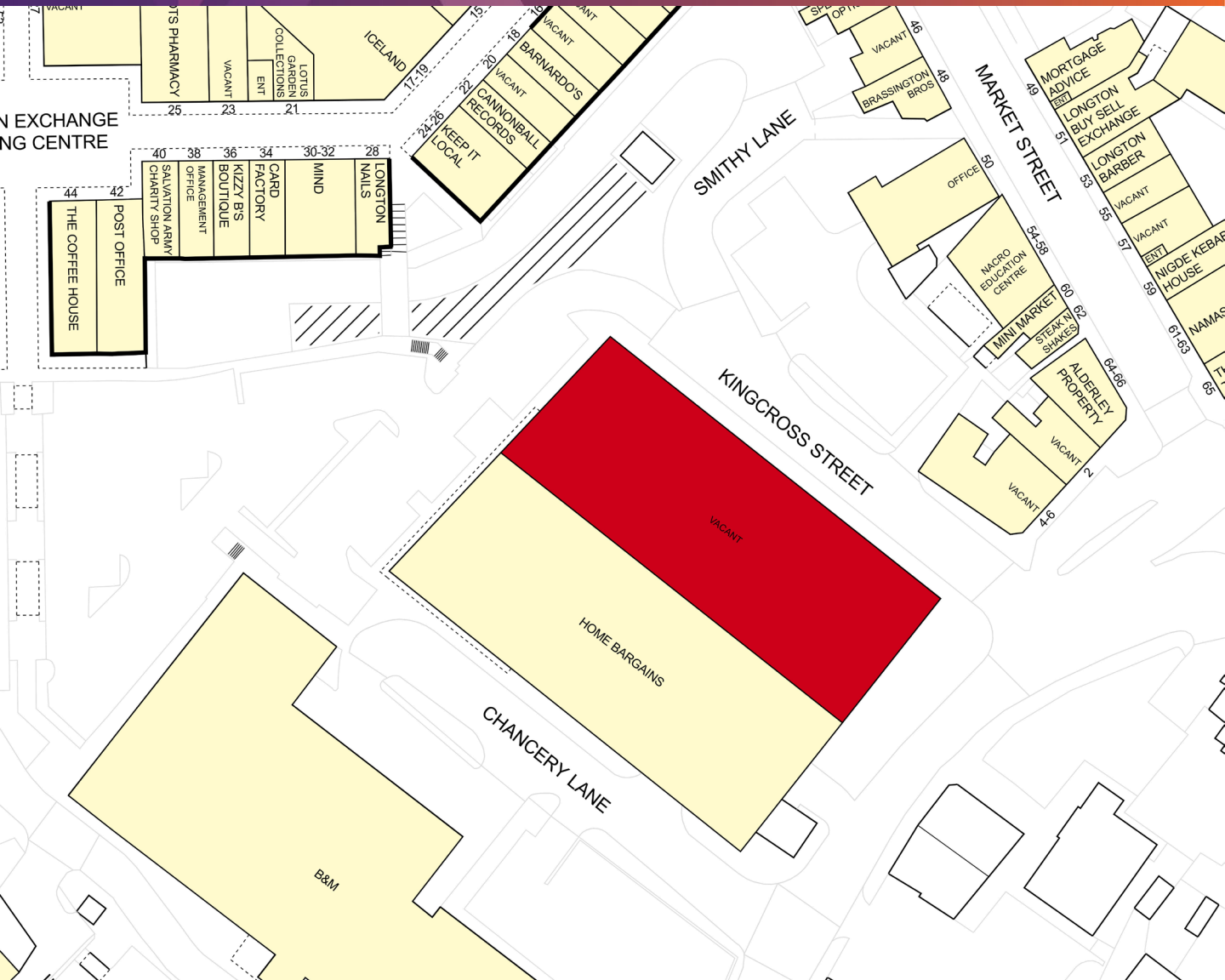
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