

**WATLING**  
REAL ESTATE



**FOR SALE**

**FREEHOLD OFFICES WITH WORKSHOP AND STORAGE WITHIN A SECURE YARD**

**CURRENTLY LET AT £10,000 P.A.**

**USEFUL COMMERCIAL PREMISES SITUATED WITHIN A BUSY SUBURBAN MIXED-USE AREA**

**72A LEONARD STREET**  
**STOKE-ON-TRENT**  
**ST6 1HH**

# HIGHLIGHTS

- DETACHED SINGLE STOREY OFFICE PREMISES EXTENDING TO 1,244 SQ FT
- FIVE OFFICES, MEETING ROOM, RECEPTION, KITCHEN, WC'S
- DOUBLE GARAGE USED AS A WORKSHOP SPACE / STORAGE
- SECURE GATED YARD WITH OFF-ROAD PARKING
- SIMPLE LAYOUT AND WELL PRESENTED
- CENTRALLY-HEATED OFFICES
- FLEXIBLE USE OF SPACE
- CONVENIENT TRANSPORT LINKS

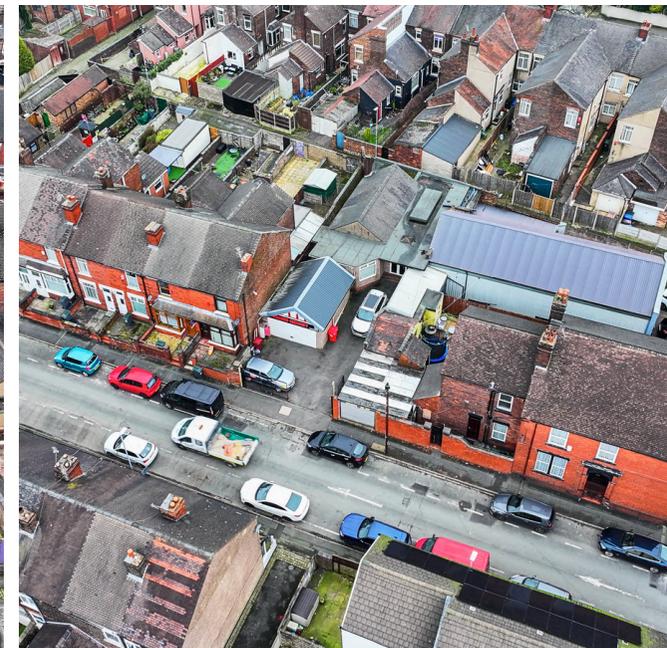
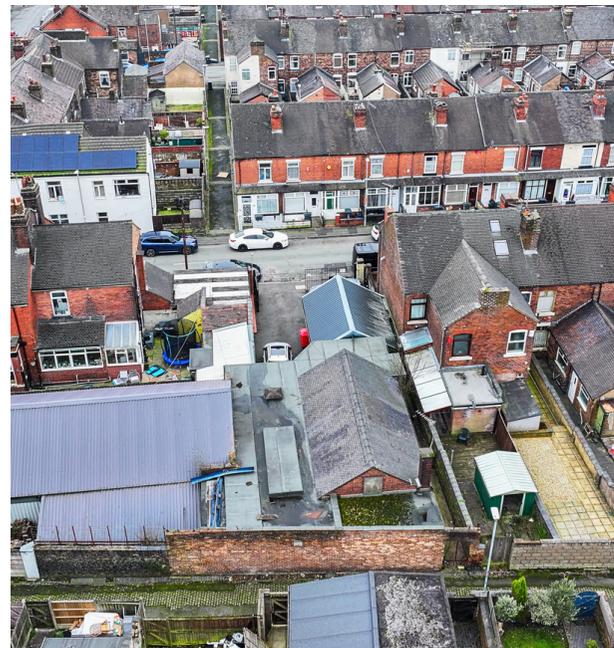
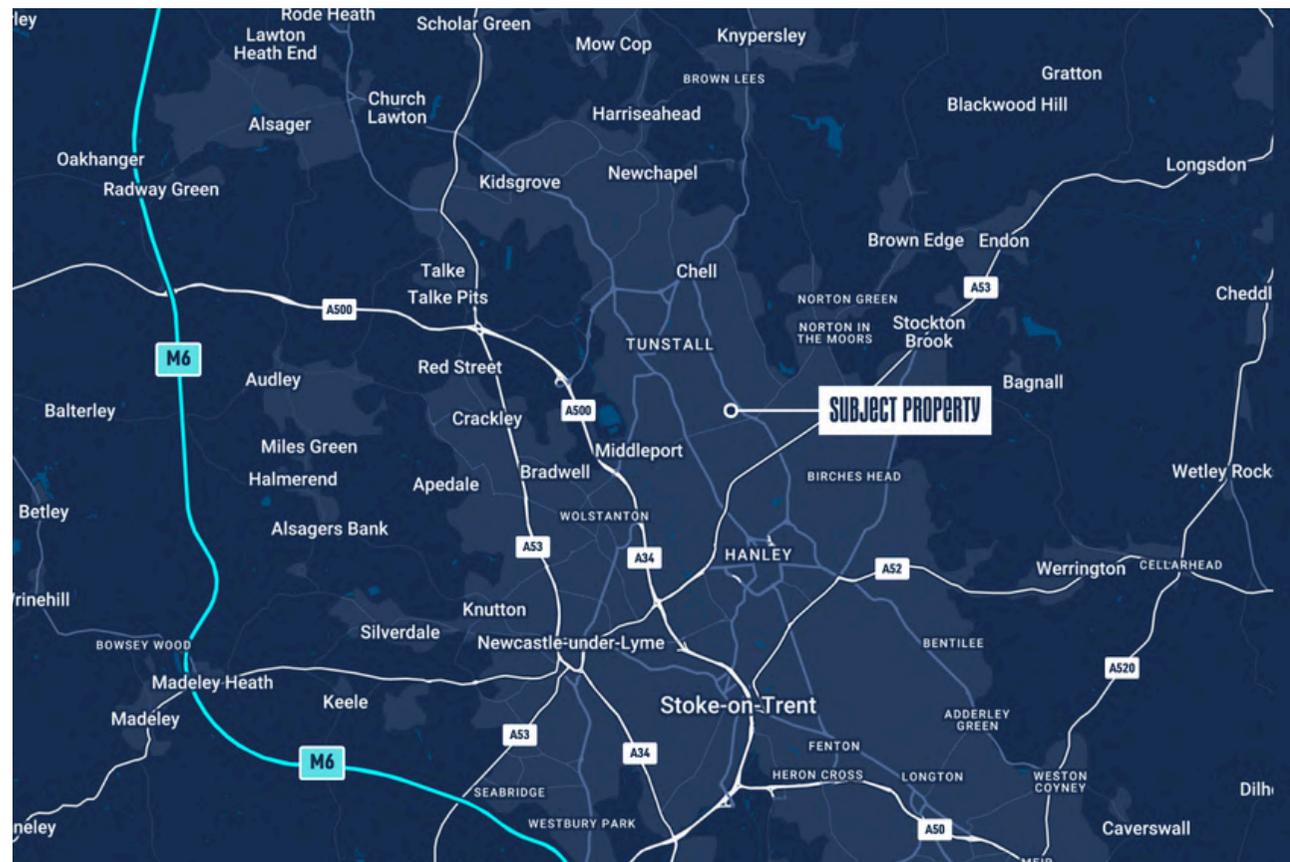


# LOCATION

The property is situated on Leonard Street, a well-established mixed residential and commercial area on the outskirts of Burslem, Stoke-on-Trent.

The premises benefits from a convenient position approximately 1 mile from the A53 and around 2 miles from Hanley centre, providing quick access to a wide range of retail, leisure and public transport amenities. In addition, the A500 is situated 2.5 miles away, with onward connections to Junctions 15 and 16 of the M6, ensuring regional and national connectivity.

The surrounding area is characterised by local businesses and residential property, making the building particularly suitable for small local businesses seeking accessibility through strong transport links.



# THE PROPERTY

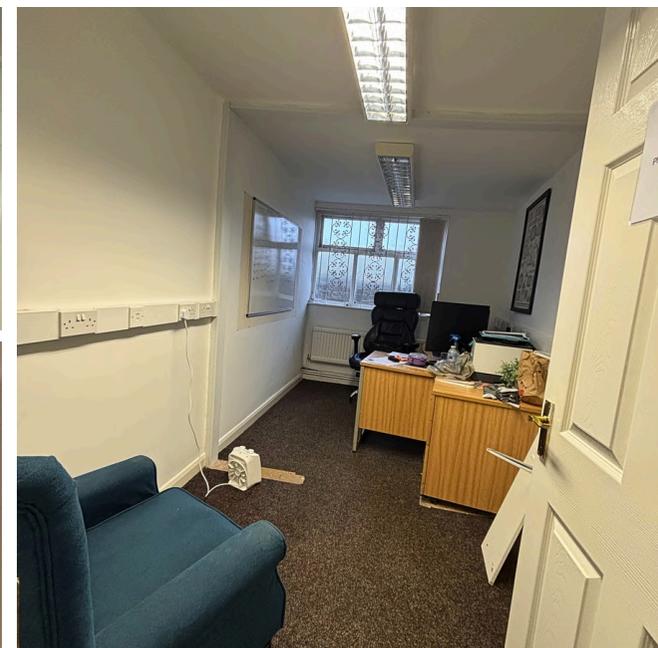
The property comprises a single-storey office building of traditional cavity brick construction with a rendered / pebble dash finish and a pitched tiled roof.

Internally, the accommodation has been arranged with a simple / flexible layout making it practical and efficient. The building comprises multiple private office rooms along with a kitchen, meeting room, reception area and a male and female bathroom.

To the front of the property lies a double garage, currently used as storage space and workshops.

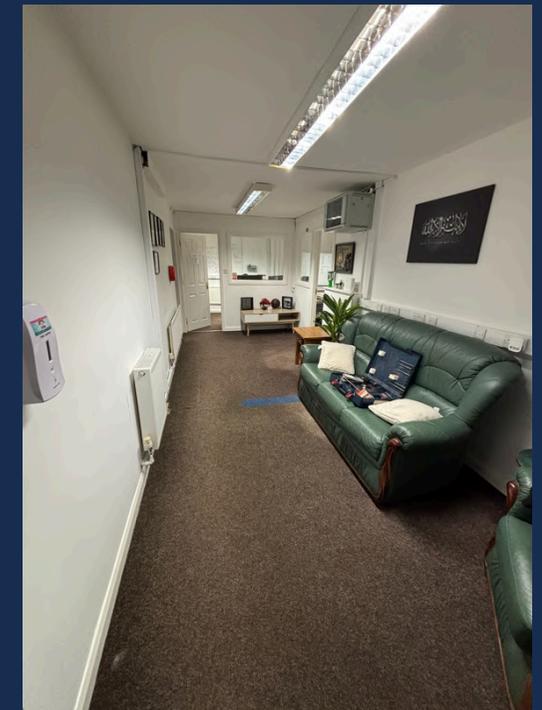
Externally, the property benefits from a yard area which provides off-road parking for approximately three vehicles. This area is situated behind the secure, gated entrance providing enhanced security.

Overall the property provides a useful combination of offices, storage and secure parking.



# ACCOMMODATION

Accommodation	Sq. m	Sq. ft
<b>OFFICE</b>		
Office 1	8.90	96
Office 2	16	172
Office 3	17.30	185
Office 4	11.70	126
Office 5	8.20	88
Reception	16.20	174
Kitchen	12.20	131
Male & Female WC's	-	-
<b>TOTAL NIA</b>	<b>90.50</b>	<b>972</b>
Garage	25.30	272
<b>Total NIA (including Garage)</b>	<b>115.80</b>	<b>1,244</b>



# FURTHER INFORMATION

## TITLE

The property is held under the single registered freehold title number SF539108.

## TENANCY

Demise	Tenant	Lease Start	Lease Expiry	Rent Review	Current Rent
Entire Property	Individual	17/11/25	16/11/30	17/11/28	£10,000pa

## TOTAL SITE AREA

0.065 acres

## BUSINESS RATES

The property is assessed as follows:

Rateable Value: £8,000

Rates Payable (23/24): £3,922 pa

Interested parties are to rely upon their own enquiries of the local authority.

## SERVICES

We understand that the property is connected to all mains services including water and drainage, gas and electric. Interested parties are to rely upon their own enquiries.

## EPC

A copy is available upon request.

## ASKING PRICE

Please contact the sole agent, Watling Real Estate, for further information.

## DATA ROOM

An online data room is available for parties wishing to conduct detailed due diligence. Please contact us for access.

## VIEWINGS

Strictly by appointment. Please contact us to arrange a viewing.





# WATLING

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