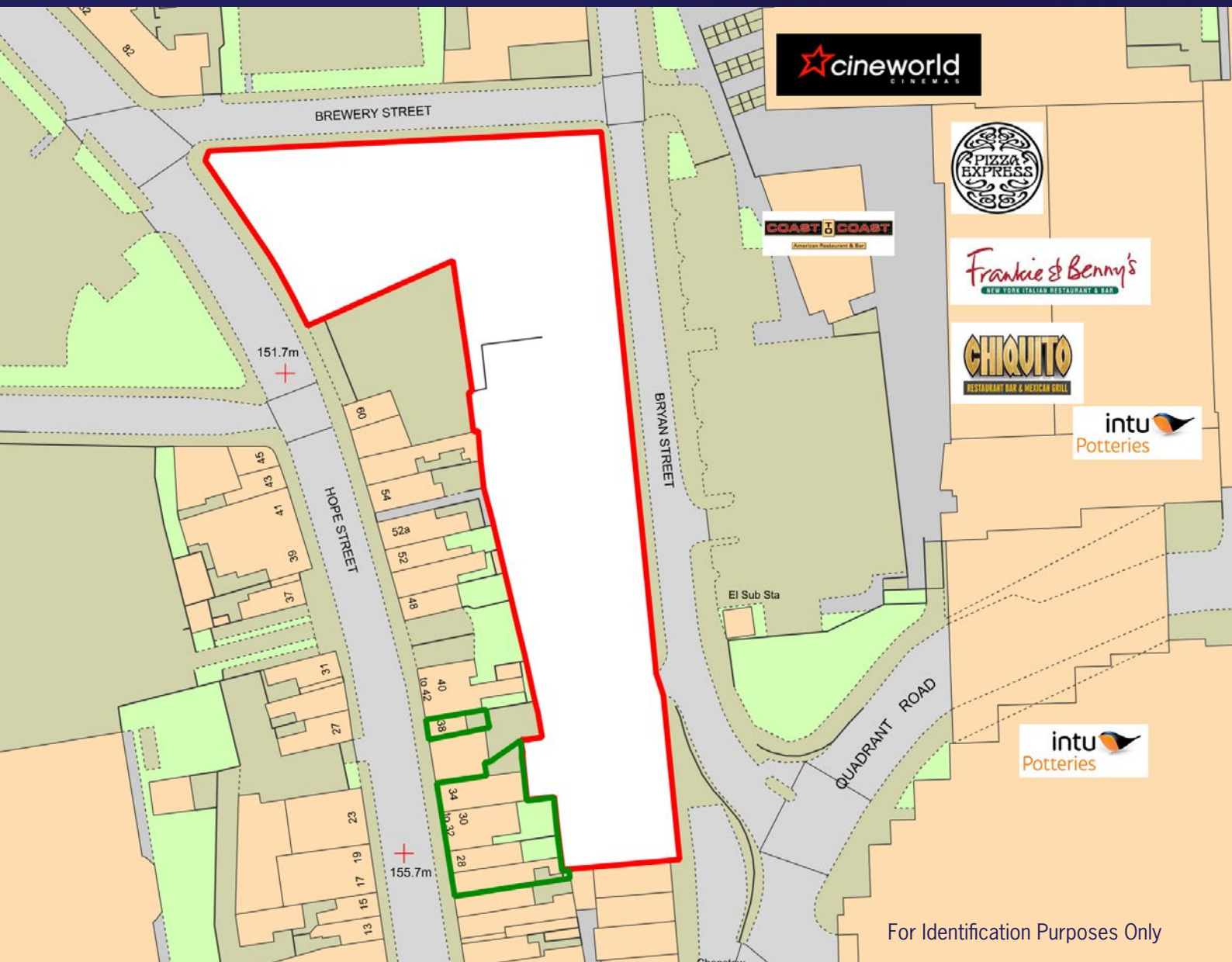


FOR SALE

BRYAN STREET / BREWERY STREET / HOPE STREET
HANLEY, STOKE ON TRENT, ST1 5BS



DEVELOPMENT OPPORTUNITY

0.93 Acres (0.37 Hectares) (Approx. Gross Site Area)

- Potential for a variety of uses (subject to planning)
- Cleared site with additional retail properties that can also be made available
- City Centre Location adjacent to Intu Potteries Shopping Centre

LOCATION

The site is located adjacent to the Intu Potteries Shopping Centre within Stoke on Trent's City Centre (Hanley). The successful Intu Potteries is home to 96 stores, 13 restaurants and a 9 screen cinema.

Potteries Way which forms part of the ring road is a short distance to the north and the surrounding area comprises a mixture of retail, leisure and commercial uses.

The city centre has benefitted from significant investment and regeneration over recent years to include the extension of Intu Potteries, a new bus station and the development of Smithfield which to date accommodates over 200,000 sq ft of office space, a 150 apartment residential scheme (under construction) and a 140 bed Hilton Garden Inn Hotel (under construction).

Stoke on Trent lies equidistant between Birmingham and Manchester benefitting from good access to the M6 and a railway station offering regular services to London Euston and Manchester.

DESCRIPTION

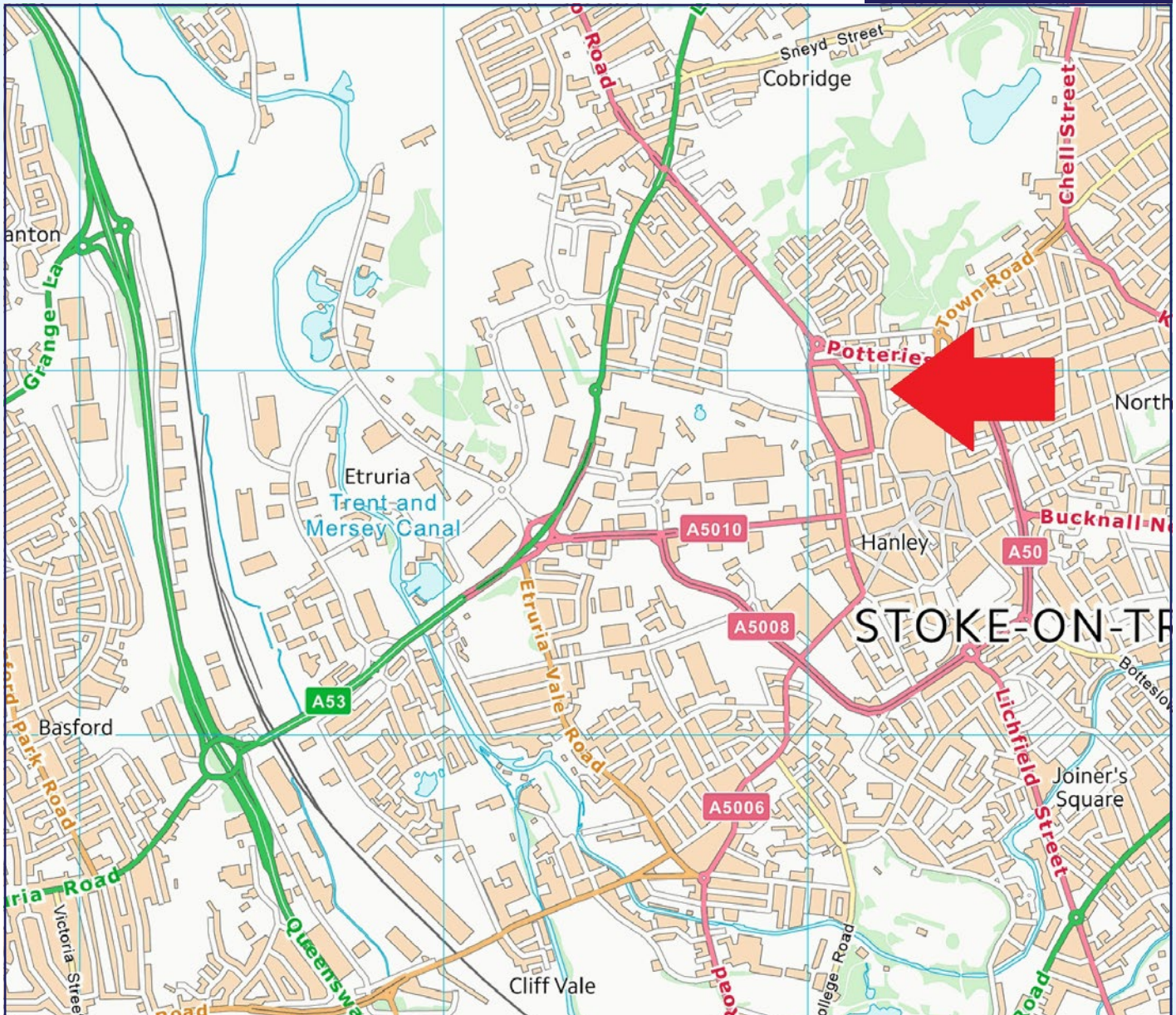
The land is broadly L shaped and comprises of cleared land fronting Bryan Street, Brewery Street and Hope Street.

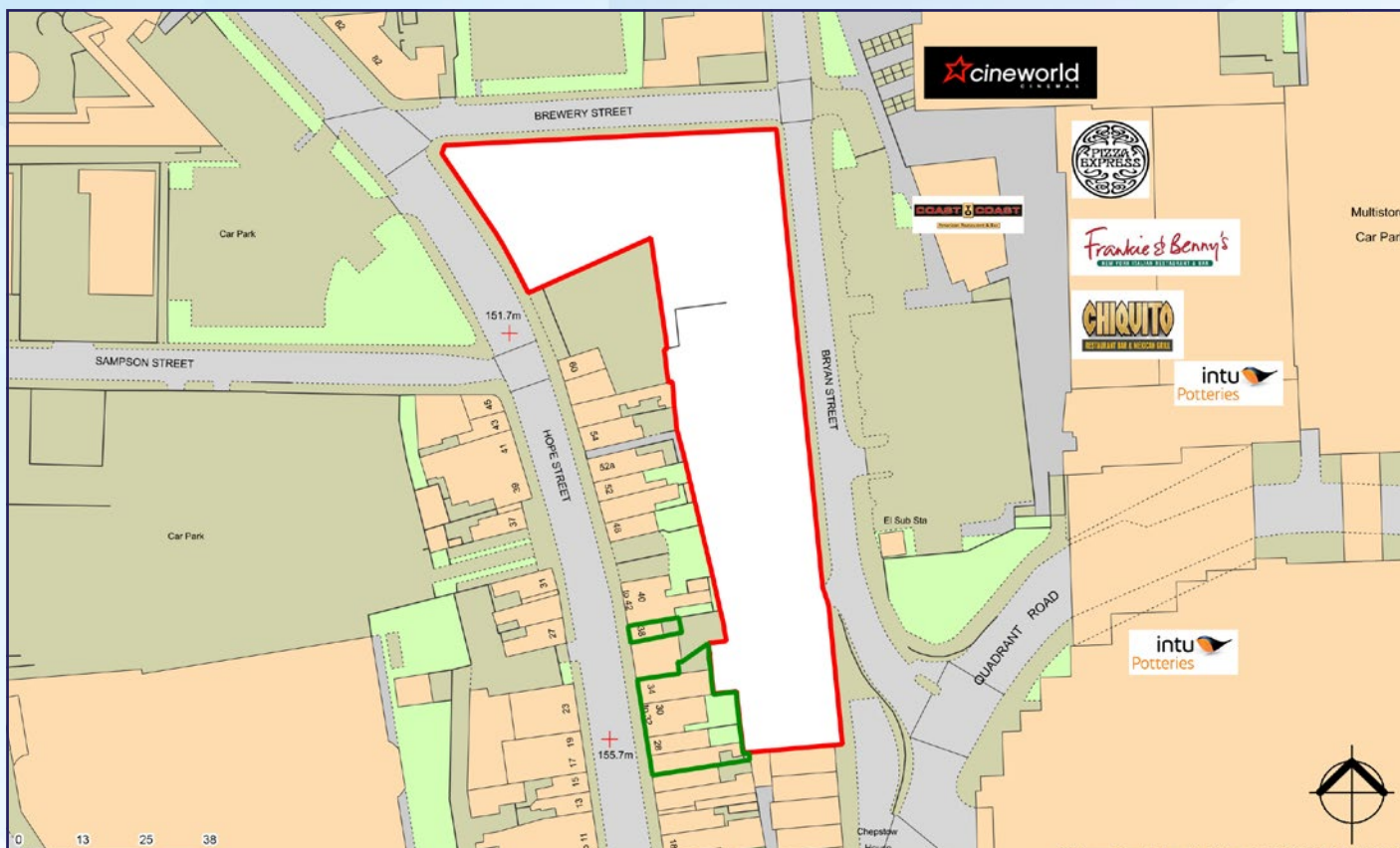
The site may suit a range of future uses to include retail, leisure, offices and residential subject to obtaining the necessary planning consents.

Cleared site with additional retail properties that can also be made available

Gross site area is approximately 0.93 acre (0.37 hectares).

POSTCODE: ST1 5BS





TENURE

The site is to be sold Freehold with the benefit of vacant possession.

PRICE

Offers are invited on both an unconditional and condition basis.

PLANNING

Interested parties to make their own enquiries to Stoke on Trent City Council on 01782 234567.

MONEY LAUNDERING

The money laundering regulations require identification checks to be undertaken for all parties purchasing / leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing / leasing entity.

SERVICES

Interested parties to make their own enquiries.

EPC

EPC rating – EPC's for the retail buildings can be made available to interested parties.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING Strictly via sole agents

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✉ info@harrislamb.com

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PROPERTY CONSULTANCY

01782 272555

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www.harrislamb.com

SUBJECT TO CONTRACT Ref: ST1125 Date: 09/19

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

