

FOR SALE

FREEHOLD ROADSIDE REDEVELOPMENT OPPORTUNITY STOKE

17,240 ft² on 2.5 acres
Lightwood Road, Stoke-on-Trent
ST3 4JH

- > Freehold redevelopment opportunity
- > Prominent roadside frontage with excellent visibility
- > Two showroom buildings with workshop, offices and staff facilities
- > Self-contained site with extensive external display areas
- > Significant redevelopment and alternative use potential, subject to planning





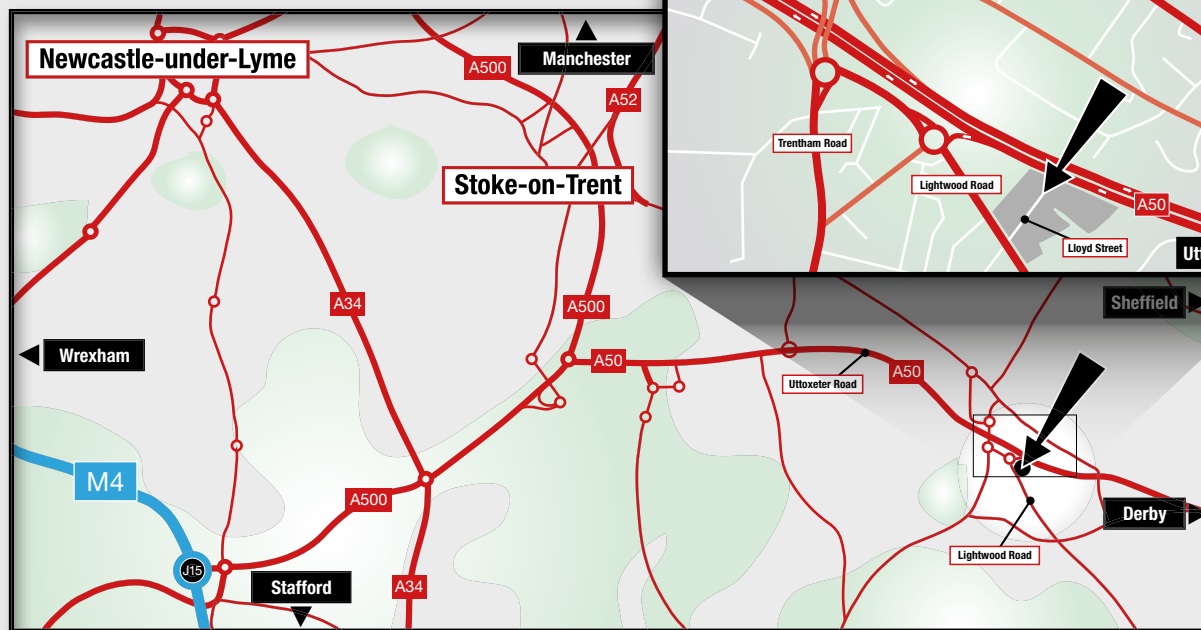
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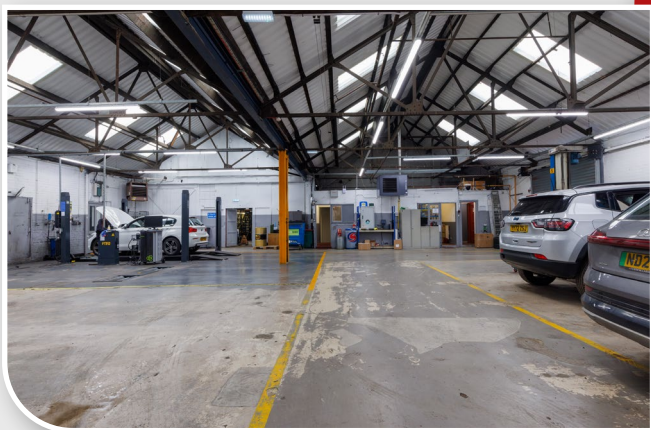
Location

The property occupies a prominent roadside position fronting Lightwood Road in Longton, Stoke-on-Trent, with visibility and signage exposure to the A50 (Uttoxeter Road), one of the principal arterial routes serving Stoke and wider Staffordshire region.

The surrounding area is mixed commercial and residential in nature, with nearby occupiers including builders merchants, trade counter and retail uses.

The A50 provides direct connectivity to the A500 and Junctions 15 and 16 of the M6 motorway, together with convenient access to the A34, A52 and A53, making the location highly accessible. The property is approximately 2 miles south-east of Stoke-on-Trent city centre.





Description

The property comprises a detached former motor dealership of steel portal frame construction, incorporating two showroom buildings together with substantial workshop accommodation, offices, storage and ancillary staff facilities.

Externally, the site benefits from extensive forecourt and display areas across varying levels, capable of accommodating approximately 200 vehicles.

Given the scale of the site, low site coverage and strong roadside prominence, the property presents a compelling redevelopment opportunity with clear potential for alternative uses including roadside retail, trade counter, hospitality, leisure or other commercial redevelopment, subject to obtaining the necessary planning consents.

As shown on the demise plan, the current operator will retain the northern part of the wider site, which will continue to operate as a motor dealership.

Site Area

The property has a total site area of 2.5 acres.

Services

We understand all mains services are available to the property.

Floor Areas

	SQ M	SQ FT
Showroom 1	350.2	3,770
Showroom 2	158.3	1,704
Office	27.1	292
Workshop	730.4	7,862
Parts/Ancillary	191.8	2,064
Subtotal	1,457.7	15,691
First Floor		
Office	72.2	777
Ancillary	71.7	772
Subtotal	143.9	1,549
TOTAL GIA		
	1,601.7	17,240
External Spaces:		
Display		200



Tenure

The property, edged red on the site plan, is available freehold with vacant possession.

Rating Assessment

The property is currently being split from the wider demise, and a separate Rating Assessment will be required. Enquiries in respect of Rating Assessment should be made to the VOA.

Planning

The property has planning consent for its existing use. Enquired in respect of alternative use should be directed to Stoke-on-Trent City Council.

EPC

The property has an EPC rating of C (68), valid until July 2028.





Terms

Proposals are invited for the purchase of the freehold of the property.

VAT

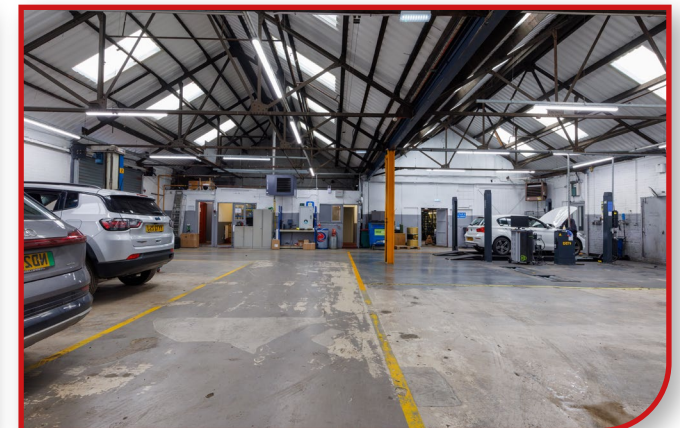
The property is registered for the purposes of VAT.

Costs

Each party will be responsible for its own transactional costs.

AML

The purchaser will be required to provide full AML information ahead of exchange of contracts including details of corporate structure, beneficial ownership and source of funding.





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