

# FOR SALE Upon instructions of the Joint Fixed Charge Receivers

LANDWOOD  
GROUP

## CAR PARK INVESTMENT EXTENDING TO 1.73 ACRES.

- The site extends to circa 1.743 acres.
- The car park is let to two operators and is producing a combined gross income of £189,583p.a.
- Situated around 1.5 miles from Stoke City Centre within a mixed use area.
- Located next to Harplands Hospital with Royal Stoke University Hospital also very close by.
- Development potential (STP)

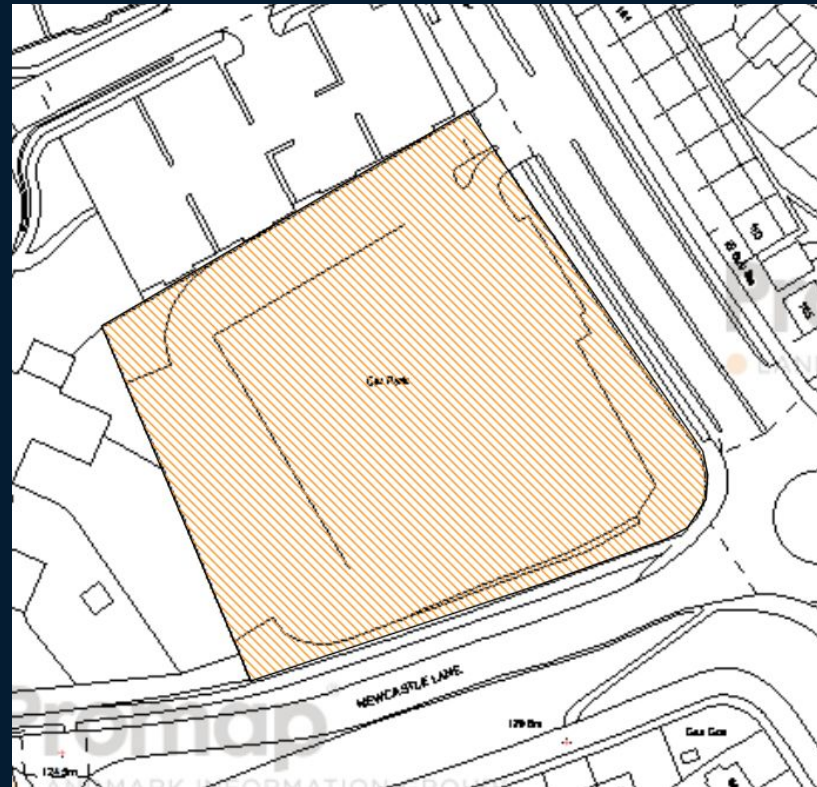
## CONTACTS

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Car Park at Hilton Road, **Stoke on Trent, ST4 6RR**

## LOCATION

The property is located around 1.5 miles to the west of Stoke city centre within a mixed use area. It is situated next to Harplands Hospital and the Royal Stoke University Hospital is also very close by. There are residential dwellings along Newcastle Road. The site is located in an ideal area for providing car parking for the neighbouring healthcare properties and is easily accessed from Newcastle Road.

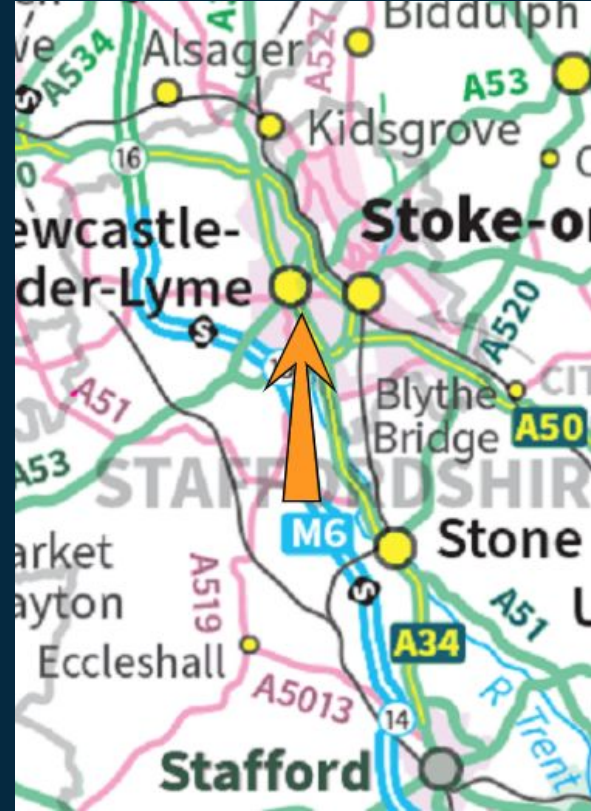
## DESCRIPTION

The car park has a tarmac surface and has around 250 marked spaces. It is relatively square in shape and extends to around 1.743 acres.

## OCCUPANCY

The car park is producing a combined gross income of £189,583p.a.

There is an operational agreement in place to Bank Parking with 3 years remaining producing an income of £150,000p.a. There is additional income of £3,298.61pcm being received from the North Staffordshire Combined Healthcare NHS Trust by way of a licence.



Car Park, Hilton Road, **Stoke on Trent, ST4 6RR**



Car park at Hilton Street, **Stoke on Trent, ST4 6RR**

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## TENURE

Freehold title number SF613371.

Subject to two existing occupational agreements as referenced. Potential to obtain vacant possession if required.

## VAT

All figures quoted are exclusive of VAT.

## PRICE

Offers invited.

Unconditional and conditional bids will be considered.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## BID TERMS

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition

Our client reserves the right not to accept the highest or indeed any offer received.

## VIEWINGS

Strictly by appointment.

## CONTACT US TO ENQUIRE



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