

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)

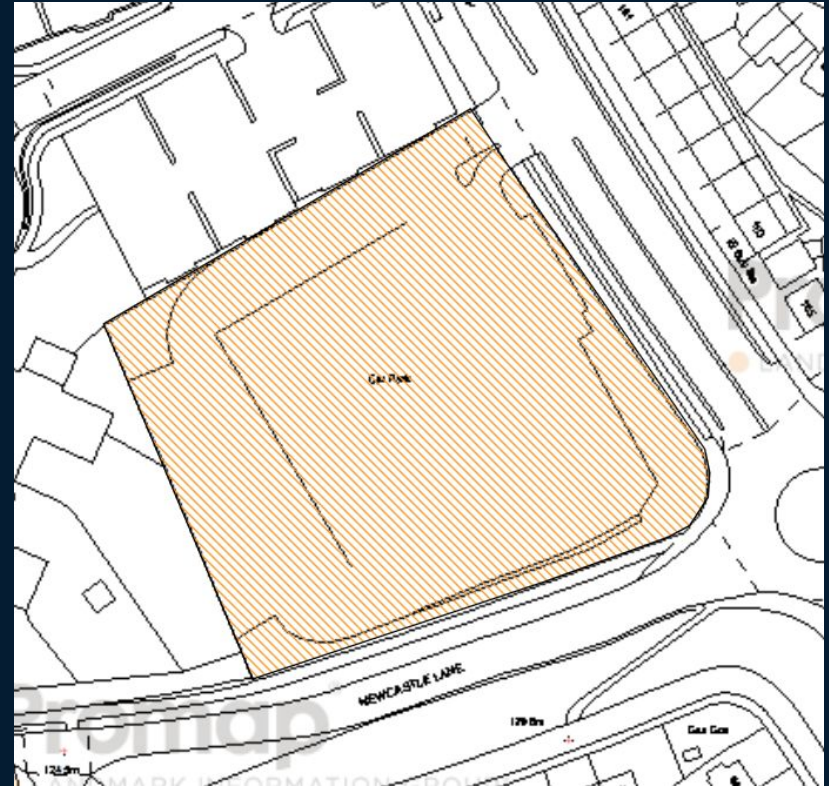
CONTACTS

Amy Selfe / Jonathan Brownlow

T: 0161 967 0122

E: amy.selfe@landwoodgroup.com

E: jonathan.brownlow@landwoodgroup.com



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.

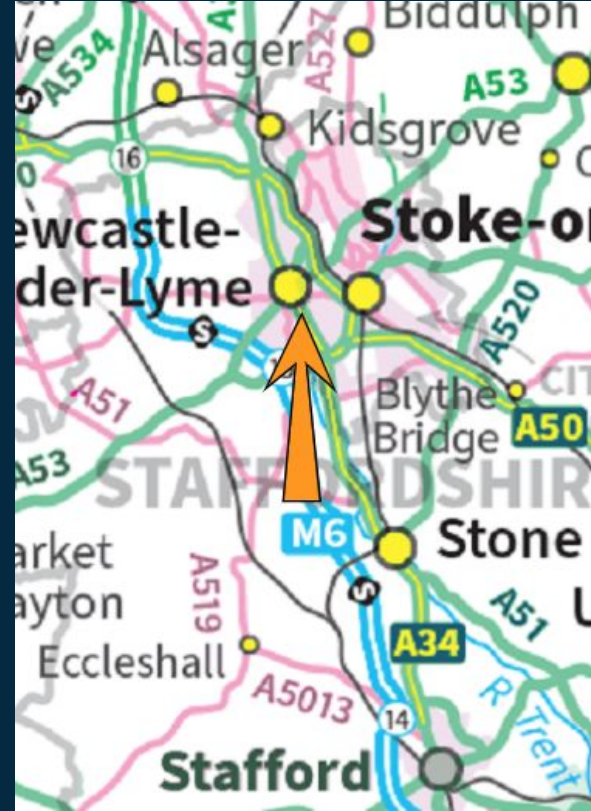
DESCRIPTION

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**

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.

FINANCE

*Finance may be available.

CONTACT US TO ENQUIRE



AMY SELFE

Associate Director

P 0161 967 0122

E amy.selfe@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate,
Manchester, M3 2BW



JONATHAN BROWNLOW

Director

P 0161 967 0122

E jonathan.brownlow@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate,
Manchester, M3 2BW

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.