



Reliance House, 15 Moorland Road, Burslem, Stoke on Trent, ST6 1DP
For Sale: £600,000
To Let £50,000 per annum

Offices with Parking
Net Internal Area: 555.18 sq. m (5,976 sq. ft.)

Hammond Chartered Surveyors

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Reliance House
15 Moorland Road
Burslem
Stoke on Trent
ST6 1DP

Description

Reliance House is an attractive early 20th-century purpose-built office building providing well-proportioned office accommodation arranged over the ground and first floors, together with a spacious basement suitable for storage, archives or ancillary uses. To the rear of the building is an enclosed courtyard and a private car park providing parking for approximately 10 vehicles, a valuable feature in this town centre location.

While the property would benefit from a programme of refurbishment and modernisation, it offers an excellent opportunity for purchasers to enhance the specification to suit their own occupational requirements or investment objectives. The flexible layout is capable of accommodating a wide range of occupiers, including professional practices, healthcare providers, educational and training organisations, and other commercial businesses. The property also offers potential for reconfiguration, redevelopment or alternative uses, subject to the necessary planning consents.

Location

Reliance House occupies a prominent corner position at the junction of Moorland Road and Hamil Road, within Burslem town centre. Burslem is one of the six historic towns that comprise the City of Stoke-on-Trent and offers a comprehensive range of retail, leisure and professional services.

The property benefits from excellent road communications, being within easy reach of the A500 dual carriageway, which provides convenient access to the wider Potteries conurbation and the regional motorway network. As a result, the property is well positioned for businesses serving both local and regional markets.

Accommodation

	sq. m	sq. ft
Ground Floor	233.62	2,515
First Floor	261.16	2,811
Basement Storage	60.40	650
Net Internal Area	555.18	5,976

Energy Performance
Energy Rating D.

Services

All main utilities services and mains drainage are available, subject to any reconnection that may be necessary.

Planning

As office accommodation uses falling within Use Class E are understood to be acceptable.

The property benefits from planning permission under application reference 67128/FUL for the change of use and conversion of the existing building to provide 23 self-contained student studio apartments. The planning consent presents an opportunity for purchasers to implement the approved scheme or to consider alternative redevelopment proposals, subject to obtaining any necessary statutory consents.

Prospective purchasers are advised to make their own enquiries with Stoke on Trent City Council regarding the planning permission and any conditions attached thereto.

Ratable Value

The property was removed from the rating list on 16 October 2020.

Tenure

Freehold

Price

£600,000 for the Freehold.

Rent

£50,000 per annum on terms to be agreed.

VAT

VAT not applicable.

Costs

Each party is to be responsible for their own professional costs in relation to the transaction.

Tenant Referencing

Prospective tenants will be subject to third-party background checks for which a non-refundable fee from £195 plus VAT applies.

Anti-Money Laundering Regulations

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

Viewings

By appointment.

Contact

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