



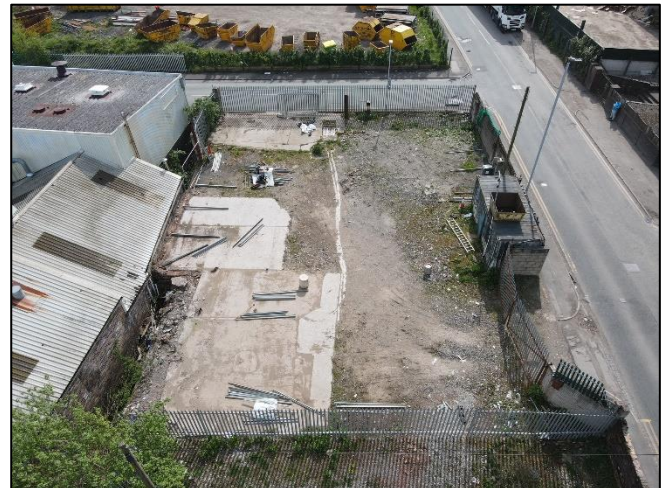
**RORY MACK**

**ASSOCIATES**

**106 SUTHERLAND ROAD,  
LONGTON, STOKE ON TRENT,  
ST3 1HZ**

**TO LET  
£10,000 PAX**

- Secure yard area extending to 636 sq. metres (0.16 acres)
- Level area of land partially finished in concrete hardstanding
- Extensive main road frontage and prominent location
- Excellent accessibility and within ½ a mile of A50



# 106 SUTHERLAND ROAD

## LONGTON, STOKE ON TRENT

### ST3 1HZ

#### GENERAL DESCRIPTION

A level parcel of land extending to 636 sq meters, some of which is finished in concrete hardstanding. The site is bounded by a combination of masonry walls or palisade fencing and has a double gated access point onto Sutherland Road. The site would suit a range of uses to include open air storage or it may also support a retailer, subject to planning where necessary.

#### LOCATION

The site is located on the eastern outskirts of Longton town centre at the junction with Sutherland Road and Paragon Road and is within ½ a mile of the A50 dual carriageway via the Alhambra Interchange junction.

#### SITE AREA

The site is rectangular in shape and referring to Promap Ordnance Survey has a frontage to Sutherland Road of approx. 90 feet and a return frontage to Paragon Road of approx. 72 feet and an area extending to 636 sq meters (0.16 acres).

#### SERVICES

We are advised that mains power and water is connected to the site. No services have been tested by the agent.

#### VAT

The sale price is not subject to VAT.

#### BUSINESS RATES

Rateable Value: £7,200  
Rates Payable: £3,592.80 pa (24/25)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

#### TENURE

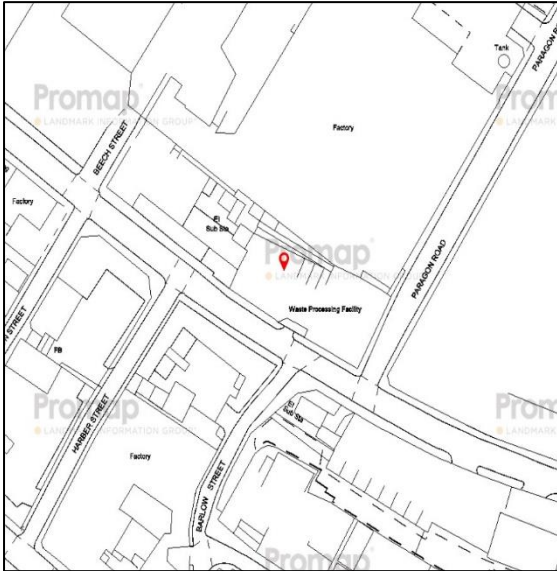
Available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with each party bearing their own legal costs.

#### ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



**106 SUTHERLAND ROAD**  
**LONGTON, STOKE ON TRENT**  
**ST3 1HZ**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements