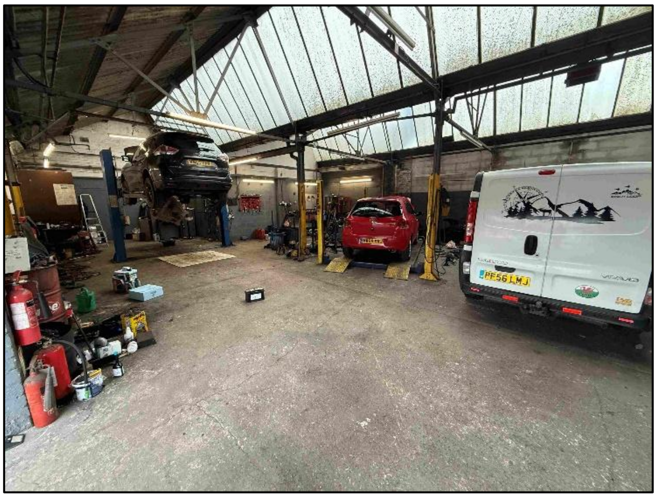
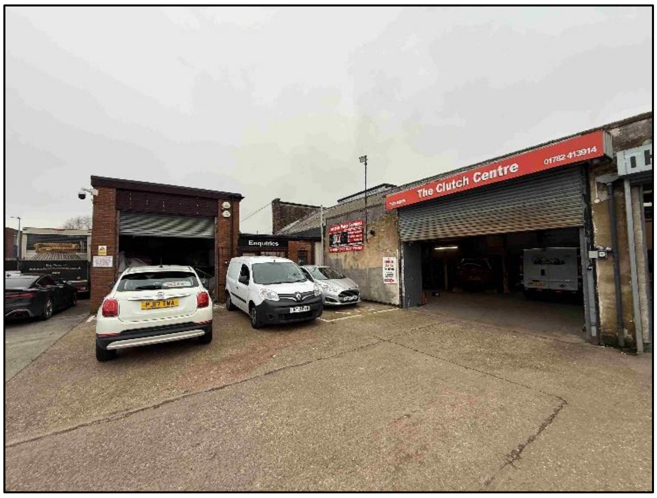
RORY MACK ASSOCIATES

7 MANOR STREET, FENTON, STOKE ON TRENT, STAFFORDSHIRE, ST4 2PT

FOR SALE £425,000

- Fully let mixed use investment opportunity producing £36,660 pa
- Rent increasing in August 2026
- Three long standing tenants in occupation with two wanting to take on long leases
- Total NIA: 3,850 sq ft in secure site extending to 0.3 acres
- EPC: TBC





MULI-LET UNITS AT 7 MANOR STREET
FENTON, STOKE ON TRENT
ST4 2PT

GENERAL DESCRIPTION

An income producing investment consisting of a range of car related and storage businesses, many of which have been in occupation for some time. The site is fully occupied at present providing an income of £36,600 and with the rent increasing in August with one of the tenants leaving and another taking on the unit at an increased rent. Unit 7b, a 922 sq ft unit will then be advertised for £9,000pa and we expect the uptake to be strong. The eventual gross yield with the rent changes should hit 9.3%. The site comprises a yard, currently used for car sales plus three separate industrial units plus offices. All tenants are currently on Licence Agreements but will be put onto long term leases prior to completion with the new owner.

LOCATION

The site occupies a prominent position on the corner where Manor Street meets with Hallam Street in Fenton, just off City Road (A5007) and within easy reach of Hanley, Longton and major roads such as the A500, A50 and M6 motorway.

SERVICES

All main services are connected. No services have been tested by the agents. All tenants pay their own services apart from Unit 7a which is used for storage and distribution only.

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with the benefit of the existing lease agreements.

BUSINESS RATES

The tenants are responsible for payment of any business rates liability where applicable.

TENANCY DETAILS

Unit 7

Tenant in occupation until August 2026 paying £975pcm.
New tenant (currently in Unit 7b) taking a new 7 year lease from August 2026 paying £1,050pcm.

Unit 7a

Rented to a Limited Company on a Licence Agreement at £680 pcm but tenant is willing to sign a new long-term lease prior to completion.

Unit 7b

Tenant in occupation paying £750 pcm until August 2027 but will move to a long-term lease.

Yard

Currently rented alongside the office block to a Limited Company paying £800 pcm on a Licence Agreement but will move to a long-term lease in August 2026.

Current income - £36,660 pa

Potential 2026 income - £39,360 (9.26% gross yield)

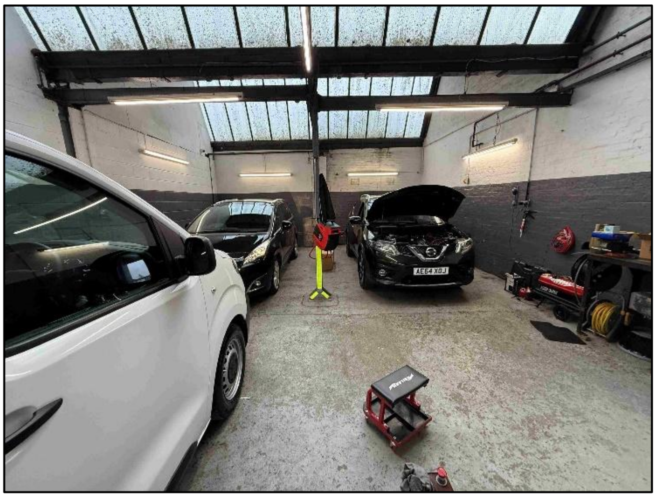
ACCOMMODATION

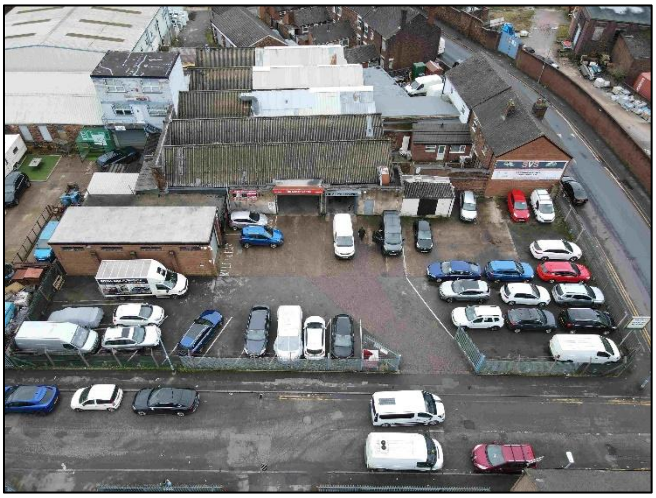
Unit 7	
Warehouse & store:	2,010 sq ft
Unit 7a	
Storage unit:	557 sq ft
Unit 7b	
Workshop & office:	922 sq ft
Offices	
Reception plus 3 x offices:	361 sq ft
Total NIA:	**3,850 sq ft**

ANTI MONEY LAUNDERING REGULATIONS

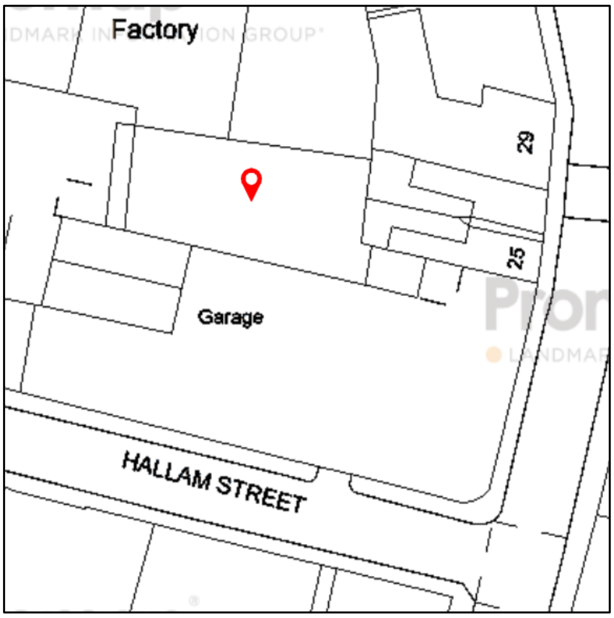
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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

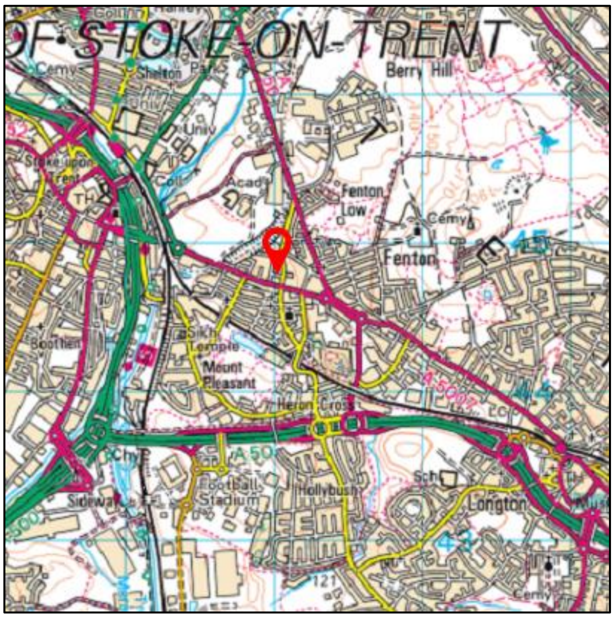
MULTI-LET UNITS AT 7 MANOR STREET
FENTON, STOKE ON TRENT
ST4 2PT





MULTI-LET UNITS AT 7 MANOR STREET
FENTON, STOKE ON TRENT
ST4 2PT





OFFICE
37 Marsh Parade
Newcastle
Staffordshire
ST5 1BT
01782 715725
enquiries@rorymack.co.uk
www.rorymack.co.uk