



**Investment Opportunity** – 12-14 Percy Street, Hanley, Stoke-on-Trent, ST1 1NE.

Guide Price **£150,000**



# 12-14 Percy Street

Freehold

## The Site:

Site area circa: 93.88 SQM

## Fully vacant site

A ground and basement retail premises with storage room plus planning permission approved to convert the first and second floors into three residential apartments.

A recently refurbished ground floor and basement retail unit formerly a beauty salon. The ground floor comprises retail section with kitchen and w.c, and a fixed open staircase down to the basement which offers further retail or storage.

## GROUND FLOOR & BASEMENT

Retail : 455 sq ft (42.25 sq m)

Storage cupboard : 15 sq ft (1.42 sq m)

Fire exit

Kitchen and w.c. : 119 sq ft (11.04 sq m)

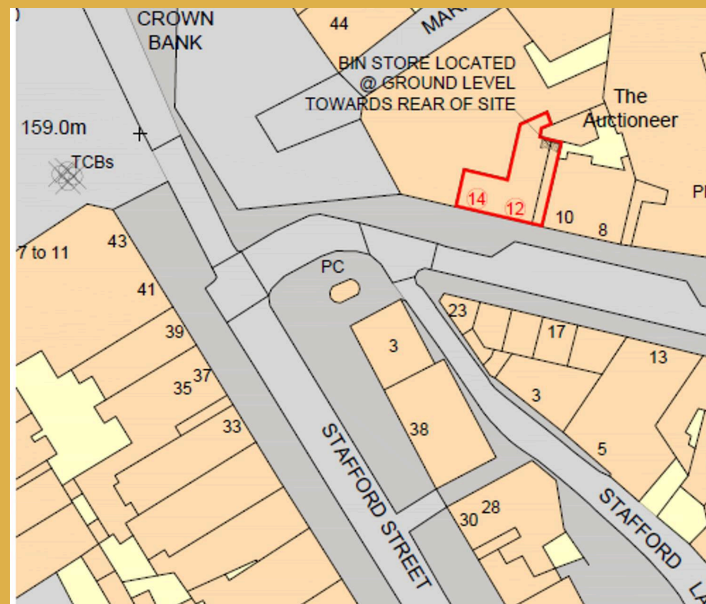
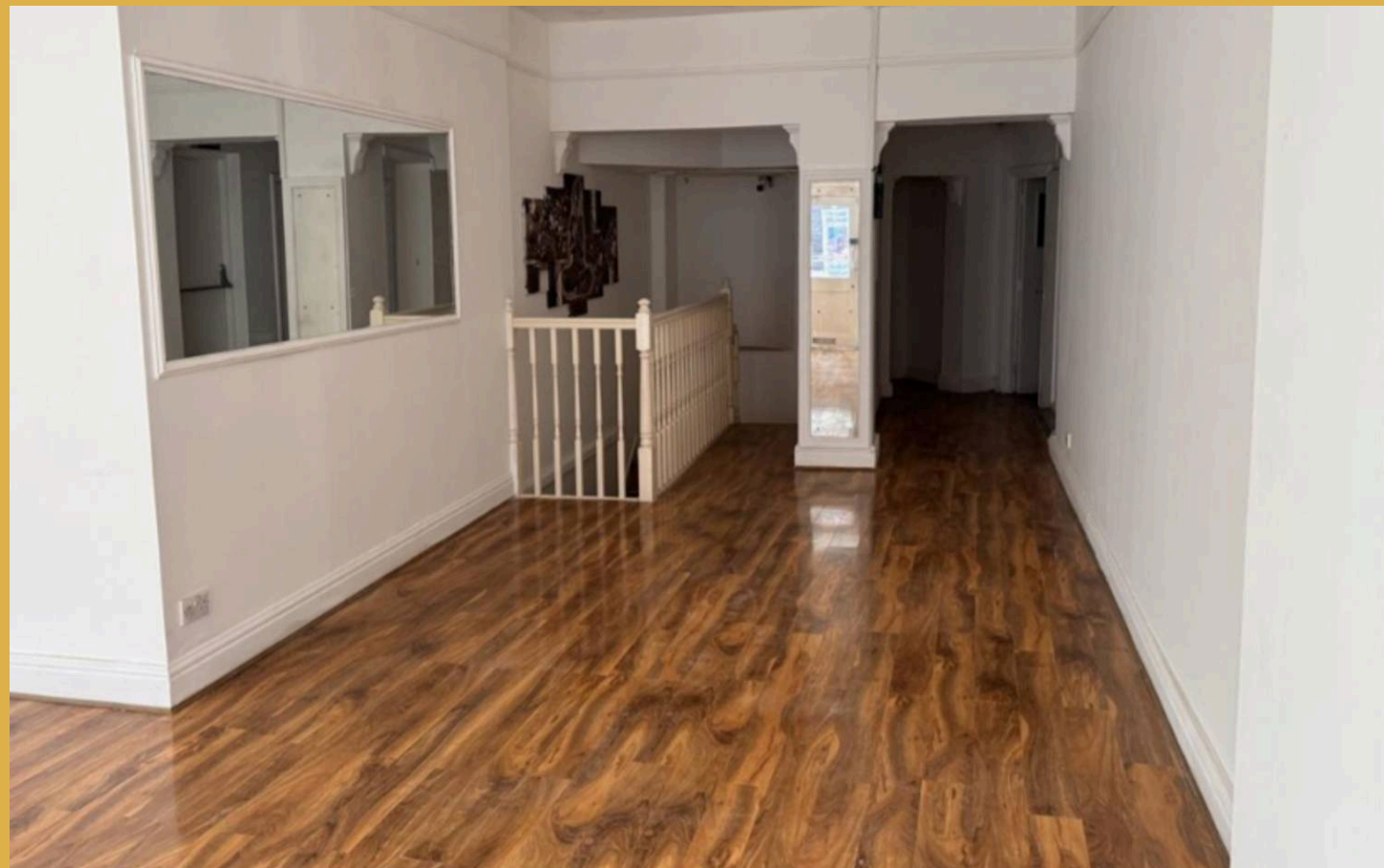
Storage : 16 sq ft (1.45 sq m)

Basement : 370 sq ft (34.37 sq m)

Warehouse : 184 sq ft (17.12 sq m)

Total : 1,159 sq ft (107.66 sq m)

**The Upper Floors:** Change of use of the upper floors to three residential apartments with a rear dormer extension



**Approval Reference:** 70627/FUL

**Local Authority:** City of Stoke-on-Trent

**Link to Planning Documents:**

[https://planning.stoke.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STOKE\\_DCAPR\\_75768](https://planning.stoke.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STOKE_DCAPR_75768)

**Rental Values:**

Flat 1 – First floor level, 1no. double bed, 60m2. £450PCM

Flat 2 – Second floor level, 1 no. double bed, 1no. single bed, 61.6m2.  
£500PCM

Flat 3 – Third floor level, 1no. single bed, 44.4sqm. £450PCM

Commercial – £900PCM

**TOTAL:** £2,300PCM (£27,600 per annum)

**GDV:**

Unit 1 £50,000

Unit 2 £55,000

Unit 3 £40,000

Commercial £150,000

**CIL/S106:** N/A

**VAT:** N/A

**Utilities:** Power and water connections

**Location:**

Percy Street is within Hanley town centre and runs between Stafford Street, (which is a bus lane), and Old Hall Street. The area is predominantly commercial and residential. The site is a short distance from the Intu Potteries Centre), which is a popular retail destination in Hanley.

**Transport Links:**

Nearest Stations– Stoke-on-trent and Longton Station

**Viewings:**

Strictly by appointment only via Allen Heritage

**Available Documents:**

Brochure

Planning reference

Link to planning documents

Local comparable's

Approval & conditions

NON contaminated land confirmation

Assessment of Significance

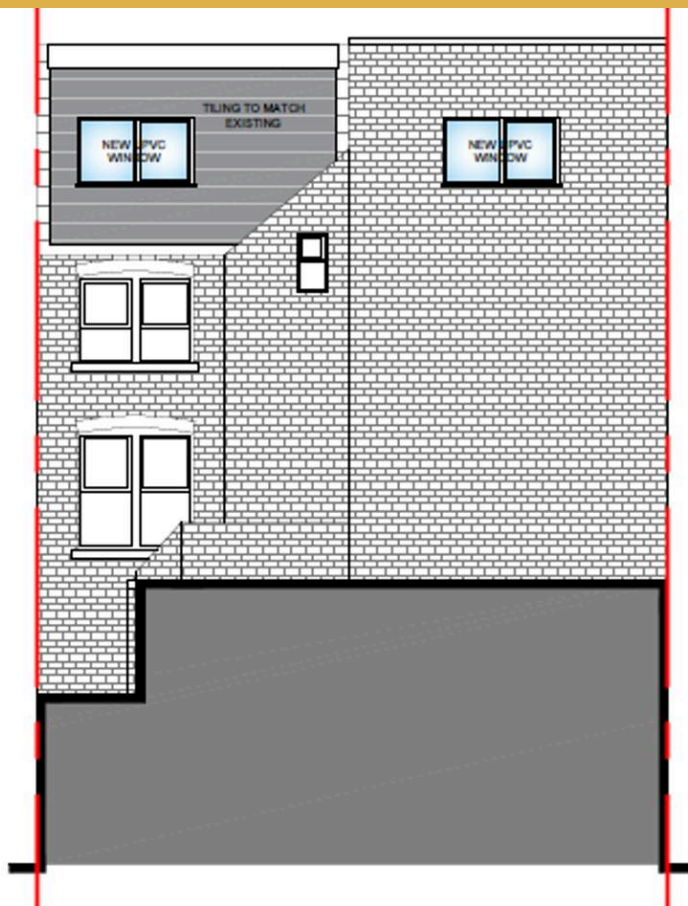
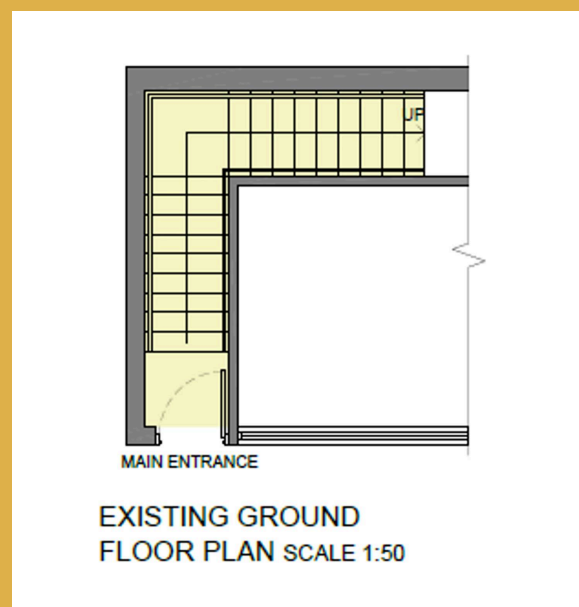
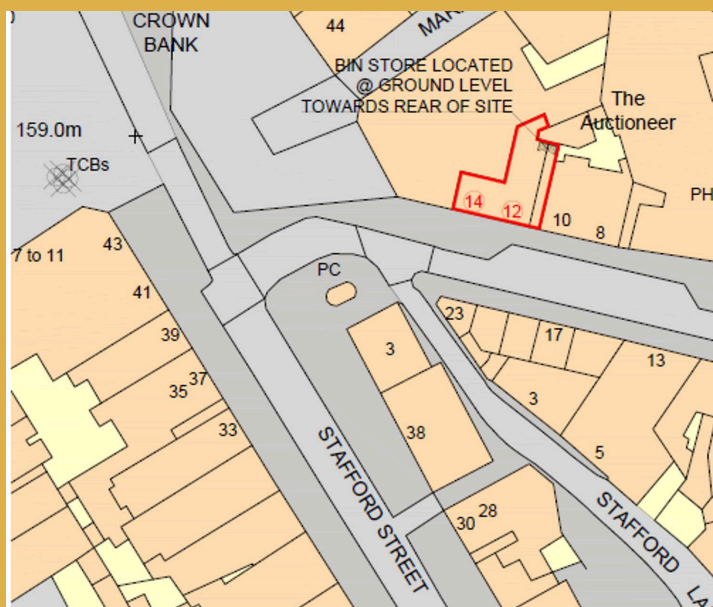


Image 1 Proposed Elevations

Image 2 Location Plan

Image 3 Existing Ground Floor

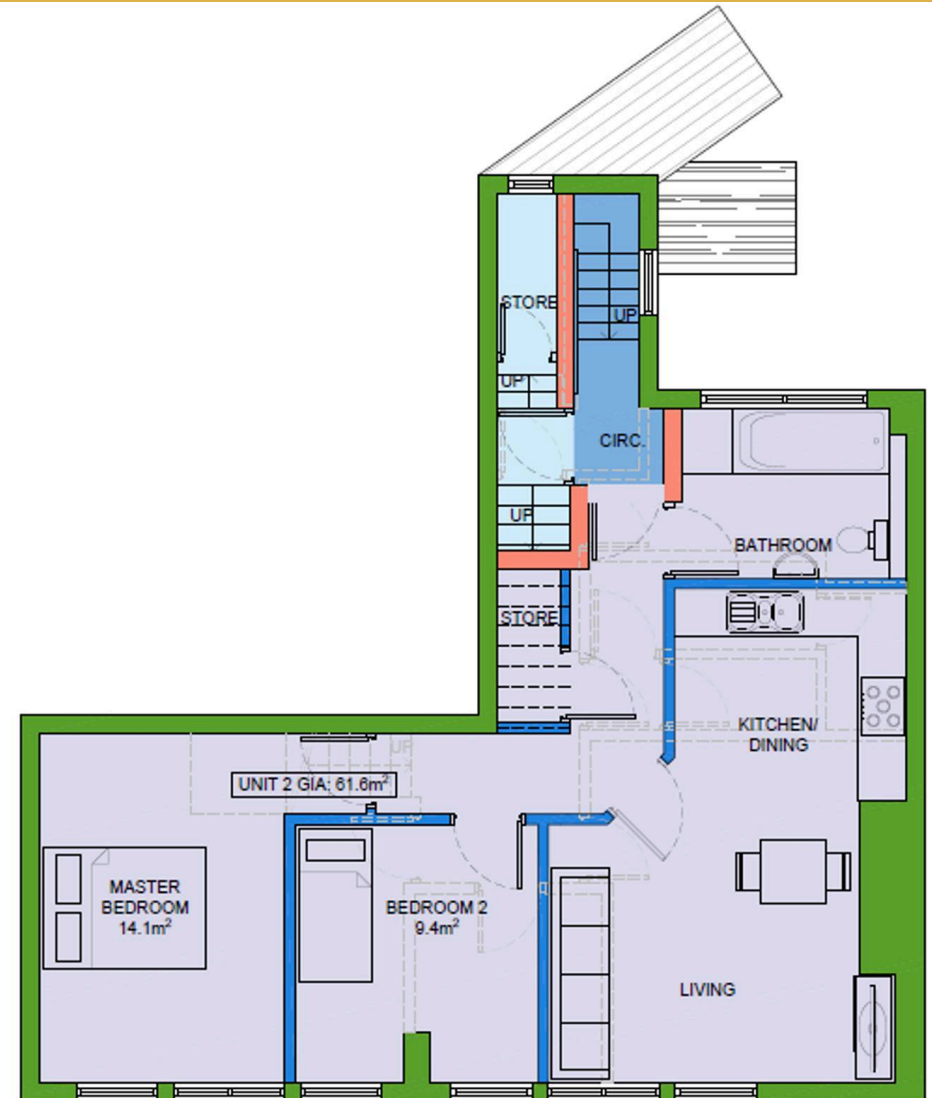


*The Information provided by Allen Heritage Limited has been given in good faith however all parties must undertake their own due diligence to satisfy themselves before placing a formal offer.*





PROPOSED FIRST FLOOR PLAN SCALE 1:50



PROPOSED SECOND FLOOR PLAN SCALE 1:50