

SITE A, LAND AT COLLEGE ROAD, SHELTON, STOKE ON TRENT, ST4 2DG

£110,000 Per Annum

CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273
www.csj.eu.com
info@csj.eu.com





THE SMALL PRINT

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Full Description

Attention Padel Operators: Planning Approved and decision notice received.

Planning permission has been granted for a new padel centre with 8 double courts under a canopy, plus changing rooms, parking and a café/reception.

The site is a cleared 1.2 acre parcel of hard standing. Our client will put in the access road. The incoming tenant will be responsible for discharging the planning conditions, building the facility, landscaping and fencing the demised area, as set out in the lease.

Stoke-on-Trent planning ref: 25/FUL/00523

Location

Land adjoining Cauldon Campus occupies a prominent and accessible position fronting Stoke Road, immediately adjacent to Stoke-on-Trent College's Cauldon Campus in the Shelton area of the city,

The location is very well connected by public transport. Stoke-on-Trent railway station on Station Road is only a few minutes' walk from the Cauldon Campus, providing mainline rail links on the West Coast network to destinations including Birmingham, Manchester and London.

The area is also served by several regular local bus routes along Stoke Road and through Shelton and Hanley, with services such as the 9, 23, 25 and 100 stopping within walking distance and giving easy access to the city centre and wider Staffordshire. Cauldon Campus itself is described as easily accessible by both road and rail, with convenient connections to the A500 and wider regional road network.

The surrounding neighbourhood offers a mix of college, university and residential buildings, with Staffordshire University and Hanley Park close by, supporting a strong student and local population. Stoke-on-Trent city centre (Hanley) is within easy reach for a full range of shops, services, leisure and cultural amenities, while local facilities in Shelton and along Stoke Road provide day-to-day convenience

Services

We understand services are capped at the boundary, these have not been checked by CSJ

Terms

Guide rent: £110,000 per annum + VAT
Our client is prepared to offer a 25 year lease with 5 yearly 10% rent increases

Viewing

The land is visible from the roadside and on site access by appointment only
Contact sole agents Christopher St James 020 8545 0591

Christopher St James
61 High Street
Colliers Wood
London
SW19 2JF

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