









Stoke on Trent ST3 2JB

Phoenix Retail Park



Location

Phoenix Retail Park occupies a highly visible site overlooking the A50 Relief Road immediately to the west of Longton town centre. There is a Tesco Extra supermarket directly to the east of the site, together with retail stores occupied by Argos, Next, Sports Direct and Matalan.

Description

Phoenix Retail Park provides a modern purpose built retail park comprising 42,112 sq ft let to Currys PC World, Smyths Toys and Pets at Home, together with a standalone McDonald's drive-thru and a TK Maxx. Servicing is via a secure dedicated service road to the rear and customer car parking is to the front of the units with a total of 223 spaces.

Scheme Size

45,668 sq ft.

Planning Consent

Restricted A1 non-food.

Rent

£112,500 per annum (£15.00 per sq ft) exclusive.

Rateable Value

£45,984 rates payable.

Availability

Unit 4, which extends to 7,500 sq ft, and is immediately available.

Contact

George Stratton – Avison Young

Tel: 020 7317 3794

Mob: 07766 131 946

Email: george.stratton@avisonyoung.com

Paul Cancho-Marchena – Thompson Heaney

Tel: 0121 262 6593

Mob: 07921 680 084

Email: paul@thompsonheaney.co.uk

Misrepresentation Act 1967: Avison Young for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: (i) the details contained within these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to each of them (iii) no person in the employment of Avison Young or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT.

