

## Two roadside retail units to let next to A50 and Starbucks Drive Thru

From 139.4m<sup>2</sup> to 934.6m<sup>2</sup>  
(1,500ft<sup>2</sup> to 10,060ft<sup>2</sup>)  
Approx. 0.52ha (1.3 acres)

- Adjacent to Starbucks Drive Thru
- Nearby retailers include B&M, Home Bargains, Sports Direct, Farmfoods, Matalan and more
- Units can be split
- 70 shared car parking spaces
- Terms on application



**TO LET**



Location



Gallery



Contact





Location



Gallery



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## Location

The property is prominently situated at the top end of The Strand at the entrance to Longton town centre next to the A50 into Longton town centre has numerous retailers, including B&M, Home Bargains, Wilko, Matalan, Sports Direct and immediately opposite a Farmfoods store.

## Description

Two retail units along side a Starbucks Drive Thru on a site circa 1.3 acres. The units benefit from 70 shared parking spaces.

## Terms

A minimum of 10 years on FRI repairing terms is available. Can split to suit on each unit.

## Town Planning

The property has use class E consent.

The property is ideal for retail purposes having been a Lidl supermarket. It would also suit a gym, charity shop or discount retailer.





## Accommodation

Unit Areas	M <sup>2</sup>	Ft <sup>2</sup>
Unit B	139.4	1,500
Unit C	934.6	10,060
<b>Total</b>	<b>1,074</b>	<b>11,560</b>

(Approximate measurements)

## EPC

An EPC is available upon request.

## Legal Costs

Each party are to be responsible for their own legal fees incurred with this transaction.







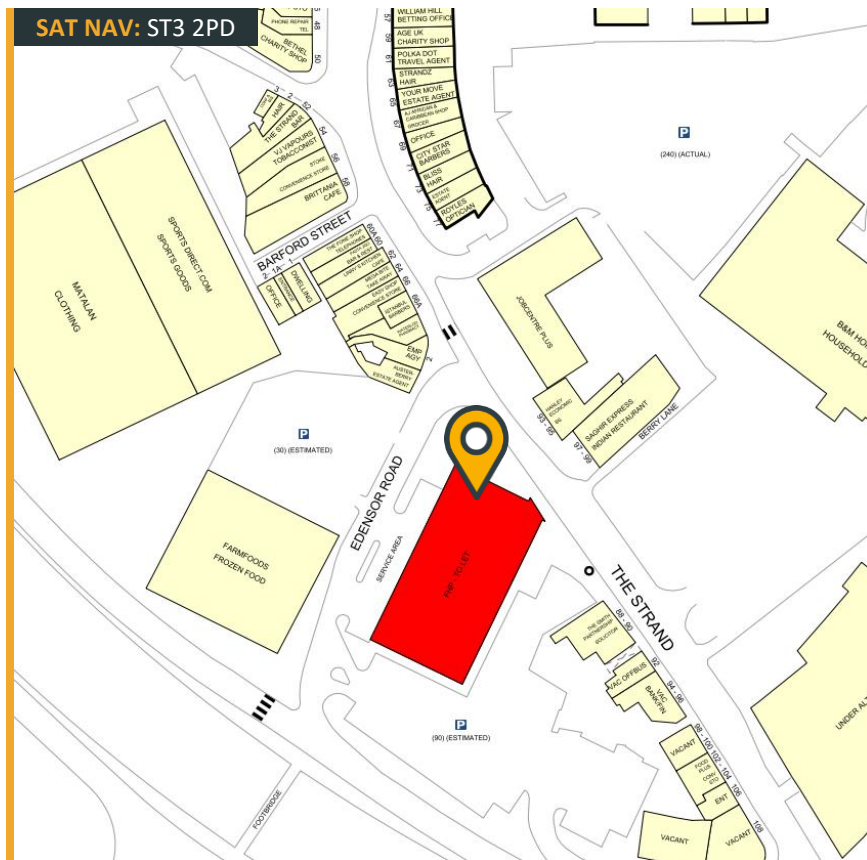
Location



Gallery



Contact



## Rental

Terms on application.

## VAT

VAT is applicable on this property.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

**Will Hargreaves**

07973 667 980

will.hargreaves@fhp.co.uk

**Jack Shakespeare**

07817 924 949

jack@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

**fhp.co.uk**

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.