

Scotia Road (A50) | Williamson Street (A5271) | Tunstall | Stoke on Trent | ST6 6EQ

---

## Detached existing trade counter unit in prominent location with extensive parking available

**232m<sup>2</sup>**  
(2,500ft<sup>2</sup>)

- Good quality detached existing trade counter unit
- Trade counter prominence – directly off the A50
- Suitable for a variety of uses (STP)
- Substantial yard with parking
- Adjacent to proposed new Starbucks Drive-thru and EV charging hub
- To be refurbished with new external cladding and roof



**TO LET**



Location



Gallery



Video



Contact



## Location

The property is located between Williamson Street and Pinnox Street situated just off the A5271 / A50 roundabout, with approximately 20,800 daily vehicle movements, which in turn provides further access to the A500.

Williamson Street is situated within Tunstall, Stoke on Trent and positioned in a popular industrial location with nearby occupiers including PF Autos, Bathroom Mountain, UK Storage, Travis Perkins and Johnson Tiles amongst others.

The A50 provides direct access to the M6 just off Junction 16 as well as further access to the A50 providing direct access to Nottingham and Sheffield amongst others. The property also has good nearby transport links and good parking facilities with a plethora of amenities nearby including Asda Superstore and various retail parks.

## Floor Areas

From measurements taken on site we understand that the property has the following Gross Internal Area (GIA):

**232m<sup>2</sup> (2,500ft<sup>2</sup>)**

(This information is given for guidance purposes only)





## Description

The property provides a detached self-contained industrial unit of brick elevations with vertical cladding positioned under a pitched roof. The property benefits from the following specification:

- 2 level access loading doors
- Concrete flooring
- 10% translucent roof lights
- Personnel door
- Kitchenette and WC facilities
- Floodlights
- Substantial yard area that is currently gravelled throughout
- Existing planning in place for trade/auto centre uses
- Extensive parking available with 15-20 spaces

## EPC

We understand that the EPC will need to be re-assessed following the refurbishment.

## Service Charge

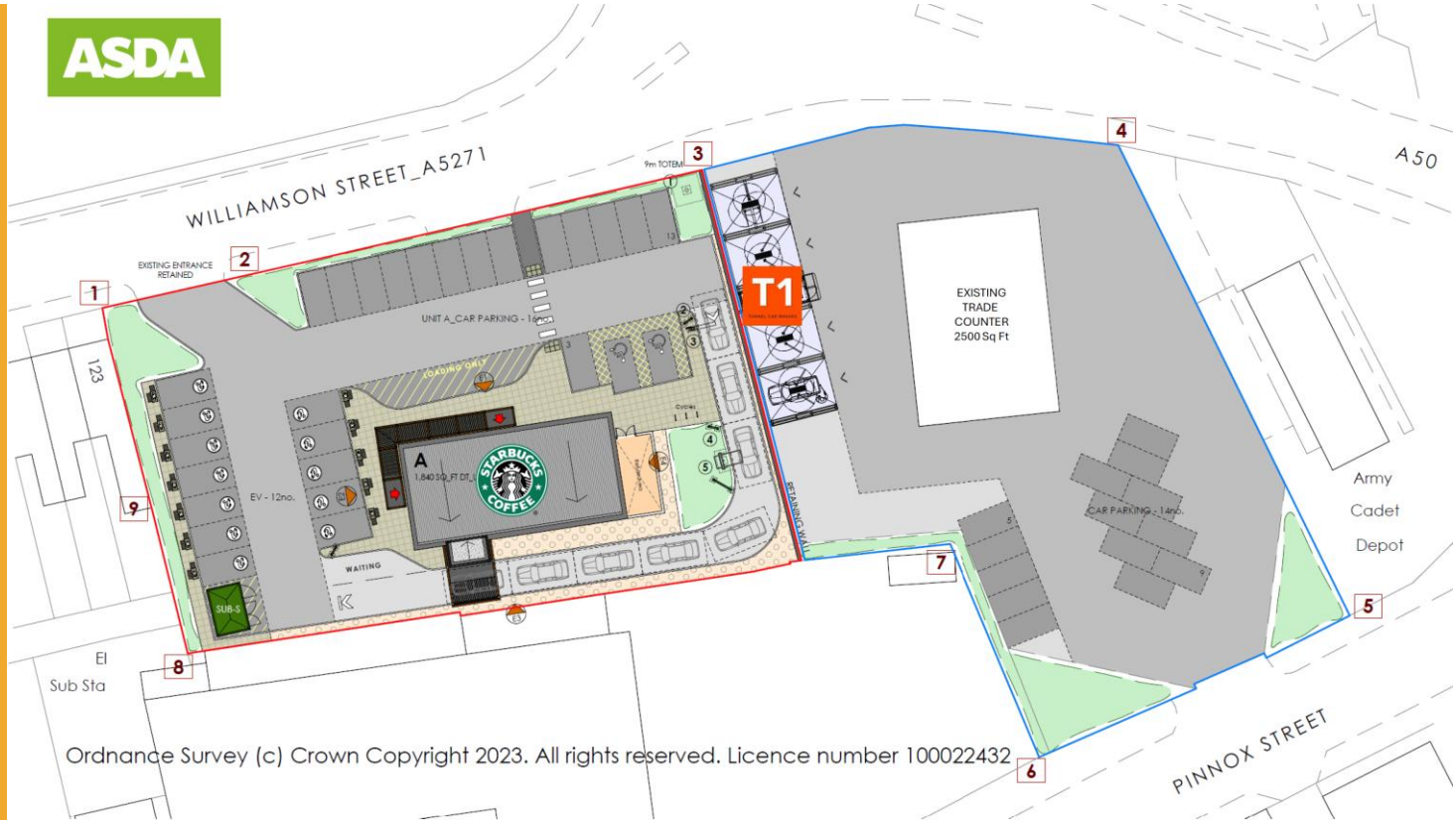
A service charge is payable in respect of the upkeep and maintenance of the exterior and common parts of the building. Further information is available via the agents.

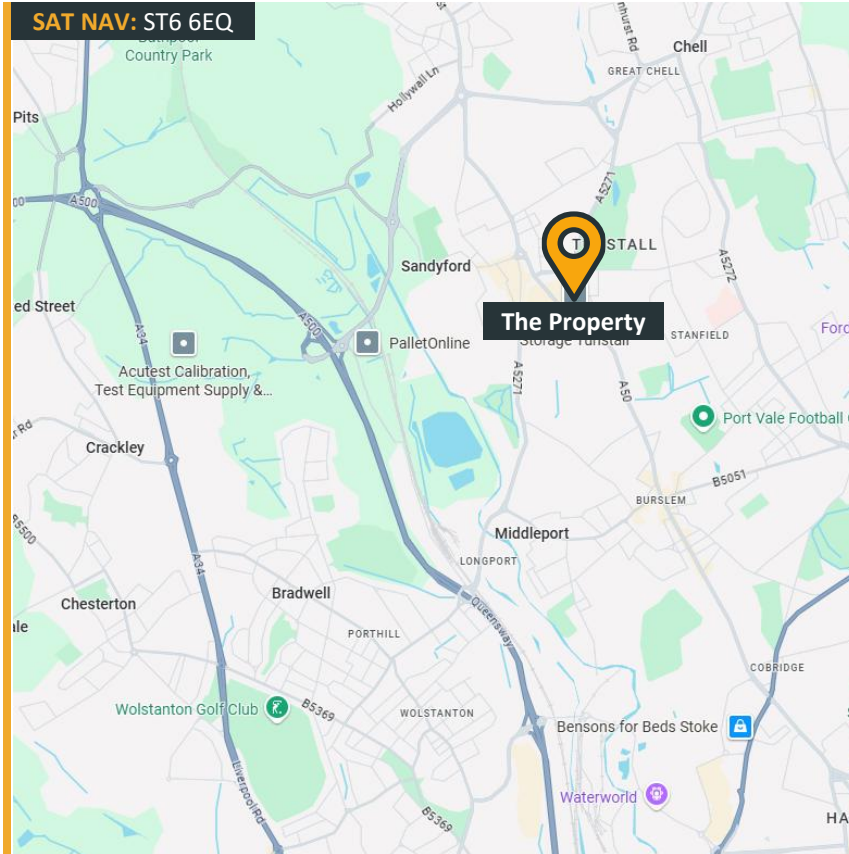
## Business Rates

The Business Rates information is available by way of the agent.

## Proposed Redevelopment Plans of the Scheme

**ASDA**





## Rent

The property is available on a new lease for a term of years to be agreed at a quoting rent of:

**£30,000 per annum**  
(Thirty thousand pounds)

## VAT

VAT applies to rent and service charge due at the standard rate.

## Further Information

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

**Amy Howard**

07887 787894

[amy.howard@fhp.co.uk](mailto:amy.howard@fhp.co.uk)

**Jack Shakespeare**

07817 924 949

[jack@fhp.co.uk](mailto:jack@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**  
10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

21/08/2025

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