



Madeley Street

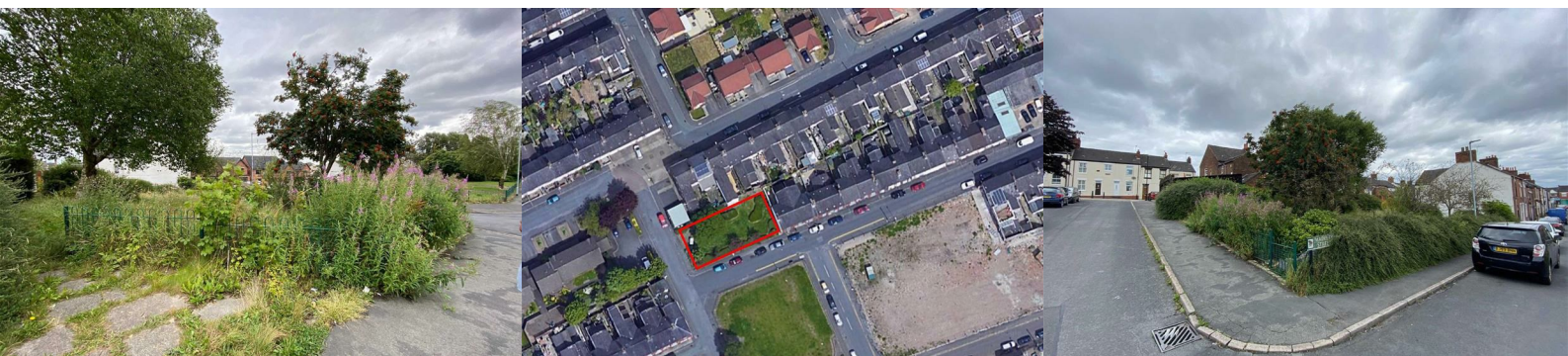
Tunstall, Stoke-on-Trent, ST6 5AT

£4,500 Per Annum



sq ft

A plot of land on the corner of Madeley Street and Goodfellow Street. The landscaped site may suit commercial uses such as off street parking, a builders yard or similar uses. It would be the prospective Tenants responsibility to seek any official change of use. Rent free available.



Description

An area of grassed land with trees which may suit commercial uses such as off street parking, a builders yard etc. It would be the responsibility of the prospective Tenant to seek any official change of use and surface/fence the land (if required). The landlord, in return, will offer a rent free of up to 4 months to assist.

Location

The land is located in a residential location approximately 0.2 mile from Tunstall Town Centre) and 1.2 Miles from the A500.

Services

No services are present, although mains electric, water and drainage are available nearby subject to connection and costs.

The ingoing Tenant may wish to consider solar power and 'off mains' water to minimise costs.

Rating

At present the premises are not listed within the Rating List.

Planning & Supporting Documentation

We are not aware of any current planning consents in relation to the site. All interested parties are advised to make their own enquiries with the Local Planning Authority regarding their proposed use of the land (Stoke-on-Trent City Council 01782 232372)

Tenure

A new lease for a preferred term of 3-5 years (or longer).

Legal Costs

The ingoing Tenant will be asked to contribute £350+VAT towards the preparation of the lease.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

Viewing

Viewing is available from the Public Highway.

Subject to Contract

Misrepresentation Act 1967: These Particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors.

All prices quoted are exclusive of VAT if applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.

All areas and dimensions given are approximate only

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ
Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com