butters john bee bjb
commercial



Units 6-8 Silverdale Court Silverdale Road

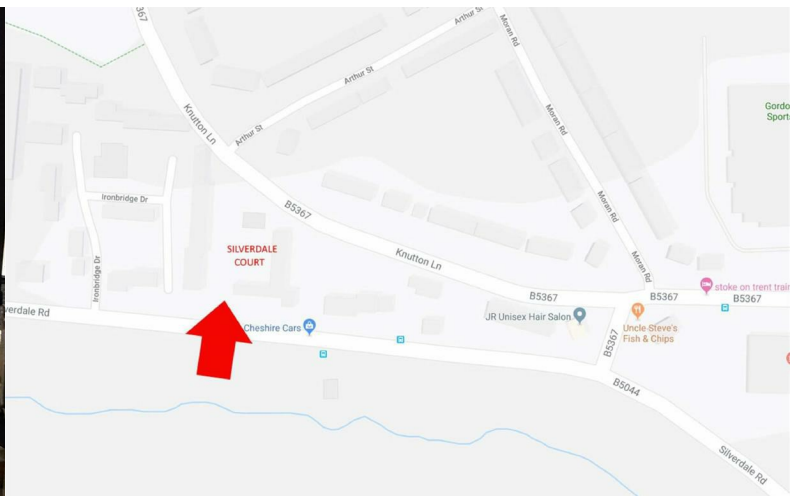
768.00 sq ft

Newcastle, ST5 6EH

£7,600 Per Annum

Workshop storage unit with three bays and roller shutter door access. The property provides open working or storage space suitable for a variety of uses excluding the motor trade. Available to let on a new lease.





Description
Units 6-8 (let as one unit) Silverdale Court forms part of the former Dairy site on Silverdale Road in Newcastle. The property has a shared yard area and benefits from roller shutter doors.

Location
The site is situated on Silverdale Road (B5044) which runs from Newcastle to Silverdale. Keele University is 1.7 miles away, M6 North (J16) 8 miles away, M6 South (J15) 4 miles away.

Accommodation
768 Sq ft (71.35 Sq m)
WC

Services
All mains services are available subject to any reconnection which may be necessary.

Planning
Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating
The VOA website advises the rateable value from the 1st April 2026 is £5,500. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Leasehold
Leasehold - on a new full repairing and insuring lease with terms to be agreed.

Service Charge
The lease will have a provision within the lease for a service charge which will refer specifically to the maintenance and repair of common areas, namely shared yard, landscaping, site fencing and security. The service charge will be calculated based upon the floor area taken being a percentage of the total floor area available at Silverdale Court.

EPC
Energy Performance Certificate number and rating is 118 E

VAT
VAT is applicable to this property.

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.

Credit Check
On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting
The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

Viewing
Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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