



## Cauldon Lodge Stoke Road

Shelton, Stoke-on-Trent, ST4 2DS

£6,900 Per Annum

765.00 sq ft



## Description

The property comprises a ground and first floor brick construction building under a pitched tiled roof. A walkway leads to the main door and inner hallway with two rooms on the ground floor and the rear room leading into a kitchen. From the hallway there is also a toilet and cupboard.

On the first floor there are three rooms with one providing toilet, sink and airing cupboard.

## Location

Cauldon Lodge is located off Stoke Road, the A5006 approximately half a mile north of the A500, a major urban expressway through the heart of the North Staffordshire conurbation and links junctions 15 and 16 of the M6 Motorway. The Lodge is just south of Stoke College with Cauldon Park, a small designated park area which has been associated with Stoke College. The park currently amounts to 3 hectares and is to the west of College Road. Stoke-on-Trent City Centre is approximately one mile north of the Park and provides major retail and leisure facilities and a major office development with Stoke-on-Trent City Council relocating within one of the new buildings within the Business District.

Hanley Park has been recognised by English Heritage as a special place and is listed Grade II\* on its register of Parks and Gardens of Special Historic Interest. The Park is situated in the University Quarter midway between the City Centre and the main railway station. The Park itself welcomes nearly one million visitors a year.

The Cauldon Lodge is located In Hanley Park as part of the Cauldon Grounds adjacent to Stoke Road.

The Park is situated in the University Quarter midway between the City Centre to the north and the main railway station to the south. The University Quarter is home to Staffordshire University, Stoke-on-Trent Sixth Form College and Stoke-on-Trent College also located adjacent to the Cauldon Grounds a short distance from the lodge.

The vision for Hanley Park is to be a vibrant City Park, a destination Arts Park, a safe place for all ages to come together to enjoy a wide range of activities, a place for learning, to get fit, stay fit and feel well in; where people can meet up and link into the local Canal cycle, walking, heritage and spiritual trails

## Accommodation

Ground Floor

Hallway leading to

Room One 182 sq.ft (16.90 sq.m)

Room Two 130 sq.ft (12.07 sq.m)

Room Three 71 sq.ft (6.59 sq.m)

Toilet

Under-stairs cupboard

First Floor

Landing area leading to

Room Four 142 sq.ft (4.02 sq.m)

Room Five 159 sq.ft (14.77 sq.m)

Room Six 81 sq.ft (7.52 sq.m)

Including toilet, sink and airing cupboard

TOTAL FLOOR AREA 765 sq.ft (71.06 sq.m)

## Tenure

A new lease for a minimum term of 6 years on an effective full repairing and insuring basis. The lease will be contracted out of the Landlord and Tenant Act 1954.

## Rent

£6,900 per annum

## 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 for 2023/24 is TBC. The standard non-domestic business rates multiplier is 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto 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.

## 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.

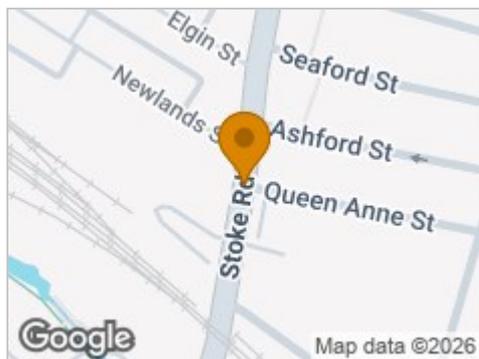
### **Legal Costs**

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease of £1,000 plus VAT and Surveyors Fees of £1,000 plus VAT.

### **Viewing**

Strictly by appointment via bjb commercial, Suite 1 Albion House, No2 Etruria Office Village, Forge Lane, Festival Park, ST1 5RQ. Telephone 01782 212201. Opening hours are 9:00-5:30pm, Monday to Friday.

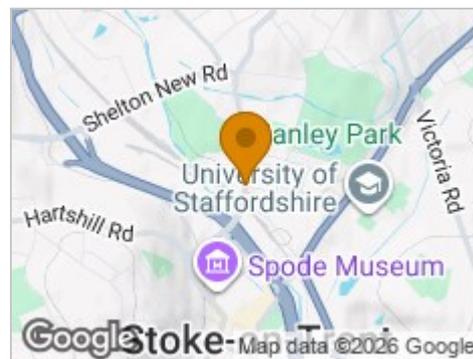
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Sorry, Floor Plans are not available for this property

**butters john bee** <sup>bjb</sup>  
commercial

## Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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.