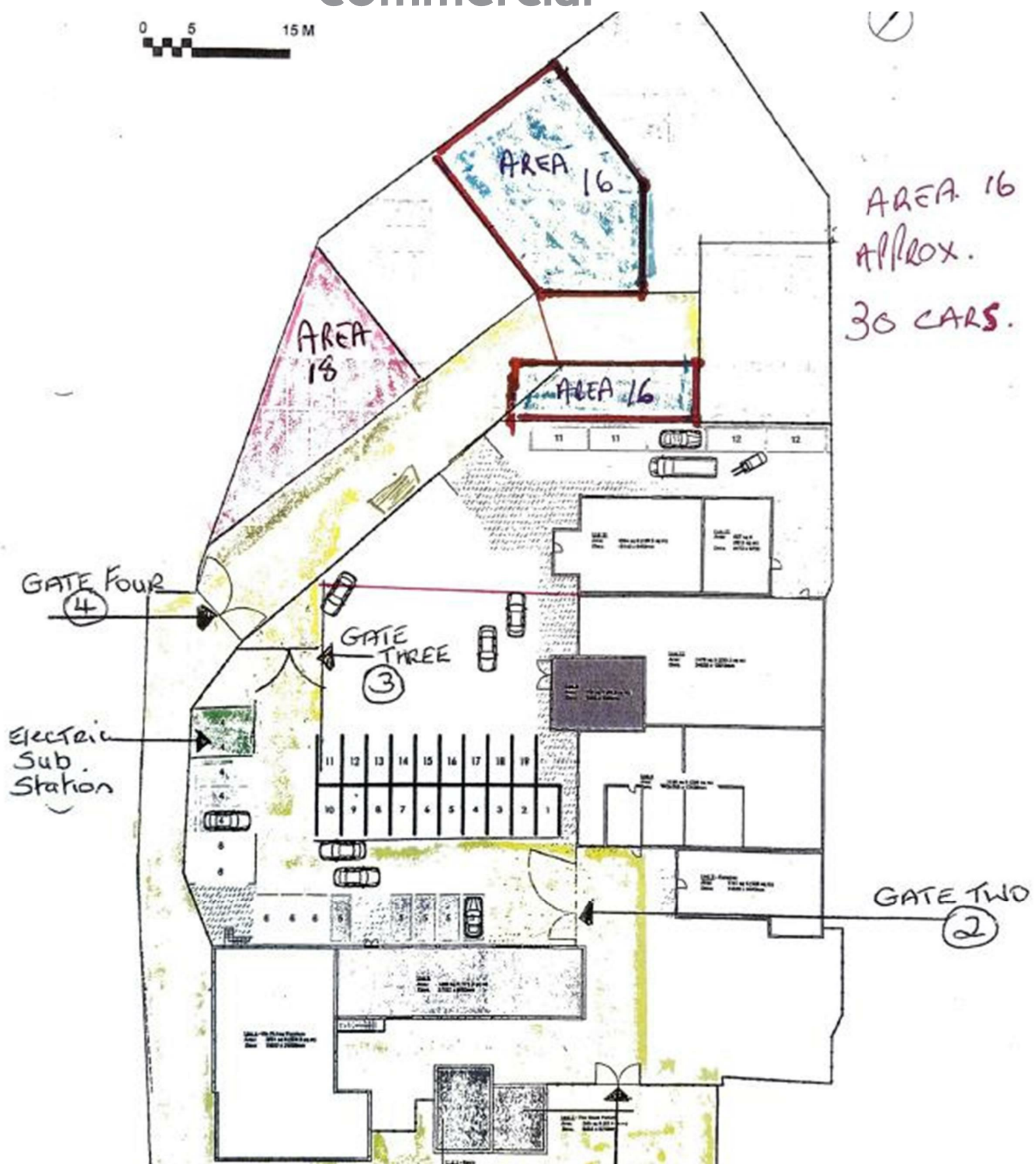


# butters john bee <sup>bjb</sup> commercial



AREA 16  
APPROX.  
30 CARS.

Area 16, Hulton Street, Hanley, Stoke-on-Trent

£13,200 Per Annum

## Description

Various areas of open storage land available to rent on a monthly licence term.

## Location

The open storage land is located on Hulton Street and Town Road on the A5272 approximately half a mile north east of Hanley City Centre. The site is adjacent to a business park whose occupiers include Stoke-on-Trent Tribunal Hearing Centre, Centre Plate UK, etc. The site is also opposite Richer Sounds and Kitchen Haus is on site.

Stoke-on-Trent City Centre is a regional shopping centre with an estimated retail catchment of some 1 million people. There is also good access via the Stoke-on-Trent City Centre Ring Road to the A500, an urban expressway through the heart of the North Staffordshire conurbation, linking junctions 15 and 16 of the M6 Motorway.

## Accommodation

Area 15 - LET

Area 16 - AVAILABLE - £13,200 pcm

Area 17 - LET

Area 18 - LET

## Tenure

The storage land is available on a monthly licence term.

## 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.

## 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.

## VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.



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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