



Unit 2 - Cafe, Eagle Works Leek New Road

Stoke-on-Trent, ST6 2LD

£5,940 Per Annum

326.00 sq ft

Unit 2 Eagle works would suit a variety of uses, office, retail, storage and has been used as a Cafe and provides 326 Sq ft (30.29 Sq m) of space. To view please contact Butters John Bee on 01782 212201.



Description

Unit 2 forms part of the redevelopment of Eagle Works. The premises will suit a variety of uses including a Cafe or sandwich bar (change of use may be required).

Location

Eagle Works is located on Leek New Road, opposite North Road and Britannia Business Park. Sat Nav users should use ST6 2LD.

Accommodation

GIA: 326 Sq ft (30.29 Sq m)

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.

Services

3 Phase electric (sub metered) will be installed within the unit. There is no gas.

Business Rates

The unit will be reassessed upon occupation. Butters John Bee and the client are confident that the rateable value will be below the £12,000 threshold and will therefore be ZERO rated / Exempt.

Small Business may benefit for upto100% 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.

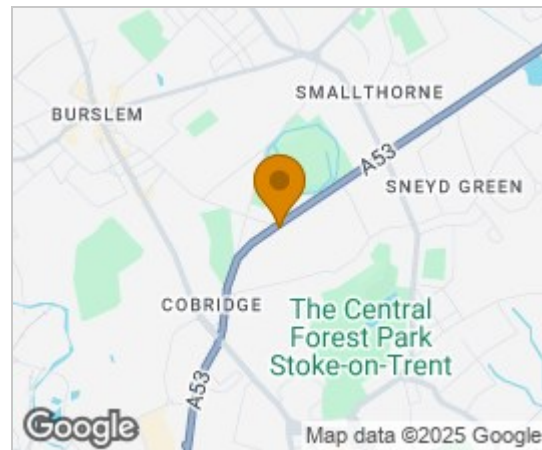
Tenure

A new lease for a preferred term of 3 years or more. Tenant break options may be considered after 18 months.

Rent

£5,940 per annum (No Vat)

Area Map



Credit Check

On agreed terms the incoming 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 incoming Tenant will pay a contribution of £450+VAT towards the preparation of the lease.

Deposit Requirements

The incoming Tenant will be asked to pay a deposit equivalent of 1 months rent in addition to one months rent. The rent is payable monthly in advance.

VAT

VAT is NOT applicable.

EPC

Energy Performance Certificate number and rating is D (95)

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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