



Unit 7 Spedding Road

Fenton Industrial Estate Fenton, Stoke-on-Trent, ST4 2ST

£10,000 Per Annum

1486.00 sq ft

Industrial / workshop unit benefiting from having office accommodation, together with kitchen and toilet facilities.



Description

The premises comprise an industrial / workshop unit constructed circa 1970s and benefiting from having office accommodation, together with kitchen and toilet facilities.

There is also roller shutter access (width of approx 2.8m, height 3.4m), together with three phase electricity supply.

Car parking is available to the front.

Location

The premises are situated on Spedding Road on the Fenton Industrial Estate, which is approximately ¼ mile from the A50 dual carriageway off Victoria Road.

The A50 provides speedy access to the East Midlands (Leicester and Nottingham) and to London via the M1 Motorway. Similarly the A50 connects to the A500 dual carriageway, which subsequently links to Junctions 15 and 16 of the M6 Motorway.

Accommodation

Warehouse/Production Area* 1,263 sq ft (117.36 sq m)

*Incorporating Office

Main Office 92 sq ft (8.51 sq m)

Male & Female WC

Entrance Hall

Gross Internal Area 1,486 sq ft (38.08 sq m)

Front Car Parking Area 755 sq ft (70.102 sq m)

Services

All main 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.

Tenure

Leasehold on new terms to be agreed.

Rating

The VOA website advises the rateable value for 2024/25 is £7,900. The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. 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.

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

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.