



## Boothan Old Road

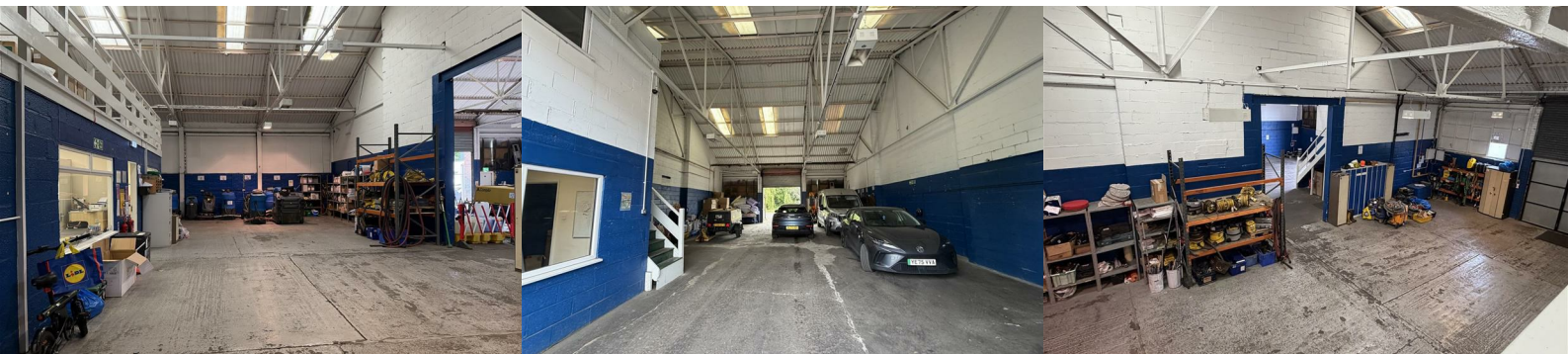
Stoke-on-Trent, ST4 4EZ

£17,500 Per Annum



4798.00 sq ft

A light industrial unit of brick construction under a pitched roof comprising two interconnecting bays. There is a secure yard to the front for approx 7 vehicles and shared yard at the rear, with single storey metal storage shed.



### **Right Bay 60'1" x 35'4" (18.31 x 10.77)**

Open plan bay with a two storey storage area located at the front of the unit and roller shutter access from the front and rear.

### **Left Bay 60'1" x 35'4" (18.31 x 10.77)**

Comprises workshop area, with welfare facilities including ladies & gents w.c., kitchen and offices with mezzanine storage above located to the left side of the unit. The door into this side is a metal pedestrian door with digital access.

### **Mezzanine storage 42'8" x 10'4" (13 x 3.16)**

Mezzanine storage above the offices in the left bay.

### **Services**

All mains services are available subject to any reconnection which may be necessary. The premises benefits from 3 phase electric supply and fire alarm system. There is also CCTV installed by the previous tenant which is available by separate negotiation.

### **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 £15,250. 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.

### **EPC**

Energy Performance Certificate number and rating is 106 E

### **VAT**

VAT is to be confirmed.

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

### **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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