



Premises known as Truckspray, Elsing Street
Fenton, Stoke-On-Trent, ST4 2PR

£28,000 Per Annum

3136.00 sq ft



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Description

A detached vehicle repair workshop of steel portal frame construction with brick/block infill under a pitched roof. Internally the unit benefits from having spray booths big enough for large vans and trucks and an internal eaves height of 4.95m (16ft2). The workshop area is divided into three areas with a single external roller shutter door at the front. Offices and welfare facilities are located at the side of the workshop and there is off road parking immediately in front.

Motor Trade use welcome, including continuation of its existing use as a spray shop.

Location

The property is located on Elsing Street in Fenton just off City Road, 0.5 miles from the junction with the A500. The A50 is located 1 mile to the East of the property connecting the city of Stoke-on-Trent to Derby and the East Midlands.

Accommodation

GROUND FLOOR

Workshop: 2,352 Sq ft (218.50 Sq m)

Kitchen and Compressor Room: 105 Sq ft (9.75 Sq m)

Stores: 231 Sq ft (21.46 Sq m)

FIRST FLOOR

Staff Room/Canteen: 229 Sq ft (21.27 Sq m)

Office One: 114 Sq ft (10.59 Sq m)

Office Two: 105 Sq ft (9.75 Sq m)

TOTAL GIA: 3,136 Sq ft (291.33 Sq m)

Eaves: 4.95m (16ft2)

Roller Shutter Door: 4.25m (w) x 4.7m (h)

Services

All mains 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.

Rating

The VOA website advises the rateable value from the 1st April 2026 is £18,000. 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.

Year One Rent has been discounted to assist with fit out at £28,000, year two onwards will be charged at £30,000 per annum.

EPC

Energy Performance Certificate number and rating is 88 - 'D'

VAT

VAT is not applicable to this property.

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

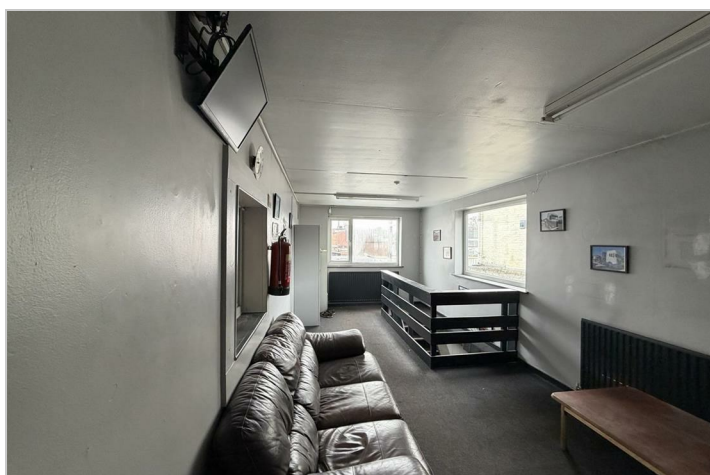
On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required 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 at a cost of £450 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.



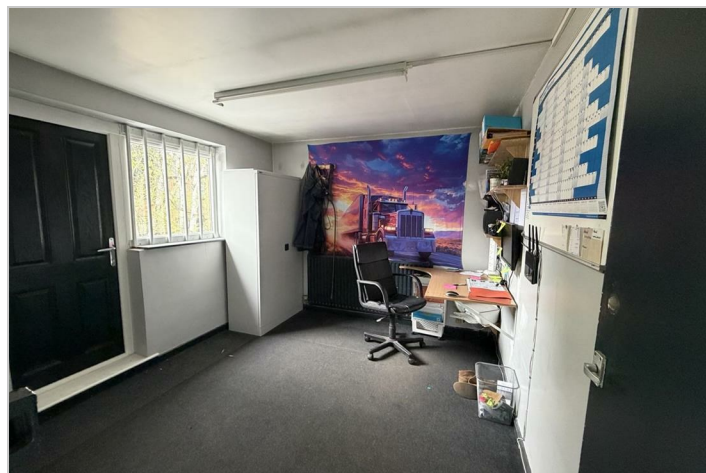
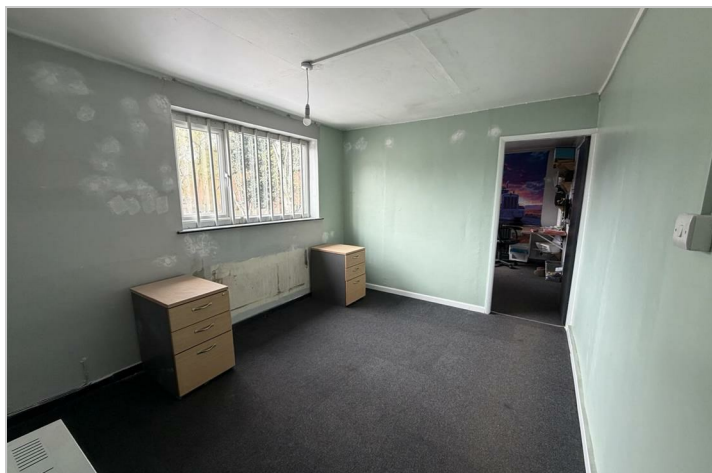
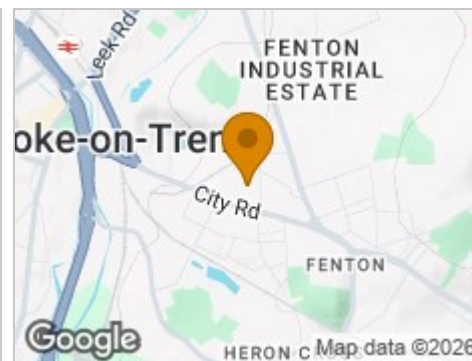
Road Map



Hybrid Map



Terrain Map



Viewing

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

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.

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