



## Unit 12 Maplehurst Close

Hot Lane Industrial Estate, Stoke-on-Trent, ST6 2EJ

£8,000 Per Annum



769.00 sq ft

The property comprises a circa 1970s constructed warehouse/workshop unit located to the north of the City. The property has roller shutter door access which leads directly into the warehouse/workshop. There is an office building to the front of the property with pedestrian door access, male and female toilets.



## Location

The property is located approximately one mile north of Stoke-on-Trent City Centre. There are good communication links to both the City Centre and Burslem as well as all the Stoke-on-Trent Towns. The A500 is approximately 1.5 miles from the premises and is an urban expressway through the heart of the Stoke-on-Trent conurbation linking junctions 15 and 16 of the M6 Motorway.

## Accommodation

Entrance Hall

Office : 64 sq ft (5.95 sq m)

Warehouse : 705 sq ft (65.55 sq m)

Toilet

Total : 769 sq ft (71.5 sq m)

## 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 for 2024/25 is £5,200. 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 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 TBC

## 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 £750 plus VAT plus Surveyors fees of £750 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.

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Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com) [www.buttersjohnbee.com](http://www.buttersjohnbee.com)