butters john bee bjb
commercial

The Bungalow Office, Church Lane

Hixon, Stafford, ST18 0PS

926.00 sq ft

RICS Regulated by RICS

£14,000 Per Annum

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Description

A former bungalow which was converted to offices a few years ago and now available To Let (may sell). Internally the space is divided into three areas, an open plan office incorporating partitions and providing a floor area of 523 Sqft, separate office of 170 Sq ft and staff/meeting area incorporating kitchen at 195 Sq ft. In addition there is a second entrance foyer/store and two WCs, one being disabled/accessible. Externally there is ample space for parking, loading/unloading.

Location

The Bungalow Office is situated on Church Lane in Hixon, a well-established village approximately 7 miles north-east of Stafford and conveniently positioned for access to the wider Staffordshire road network. Church Lane provides a direct connection to the A51, which links Hixon with Stafford, Rugeley and Stone, while the A518 provides access towards Uttoxeter and the surrounding areas.

Accommodation

Main Open Plan Office: 523 Sq ft (48.59 Sq m)
End Office: 170 Sq ft (15.79 Sq m)
Staff/Meeting Room and Kitchen: 195 Sq ft (18.12 Sq m)
Second Entrance/store: 38 Sq ft (3.53 Sq m)
WC x2

TOTAL NIA: 926 Sq ft (86.03 Sq m)

Services

Electric, water and mains drainage are available subject to any reconnection which may be necessary. Heating is provided by an oil fired central hearing system and there is an above hground tank located near to the car park.

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

Leasehold - on a new full repairing and insuring lease with terms to be agreed.

EPC

Energy Performance Certificate number and rating is 83 D

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.

Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com

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

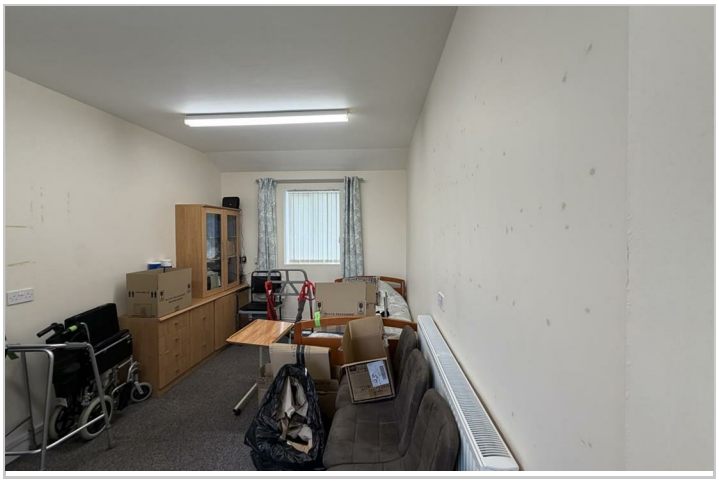
The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease at a cost of £450 plus VAT.

VAT

VAT is applicable.

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

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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