



Unit 5 Hulton Street

Hanley, Stoke-on-Trent, ST1 6AU

£10,000 Per Annum

A Lower Ground Floor unit with roller shutter doors.



1778.00 sq ft



Description

The property comprises a lower ground floor unit of brick construction under a flat concrete roof. The lower ground floor has two roller shutter door access points as well as timber door access and has a concrete floor, painted breezeblock walls and painted ceiling.

Location

The site is located on Hulton Street and Town Road on the A5272 approximately half a mile north east of Hanley City Centre. The site is adjacent to a business park whose occupiers include Stoke-on-Trent Tribunal Hearing Centre, Centre Plate UK, Brighter Futures etc. The site is also opposite Richer Sounds and Better Living Hanley is on site.

Stoke-on-Trent City Centre is a regional shopping centre with an estimated retail catchment of some 1 million people. There is also good access via the Stoke-on-Trent City Centre Ring Road to the A500, an urban expressway through the heart of the North Staffordshire conurbation, linking junctions 15 and 16 of the M6 Motorway.

Accommodation

Total Floor Area 1,778 sq.ft (165.17 sq.m)

Services

Mains water, electricity and drainage are believed to be connected to the property

Tenure

The property is available by way of a new lease on terms to be agreed.

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.

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.

Rating

The VOA website advises the rateable value for 2025/26 is to be confirmed. The standard non-domestic business rates multiplier is 55.5p. 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.

Legal Costs

The incoming 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, No2 Etruria Office Village, Forge Lane, Festival Park, ST1 5RQ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

EPC

Energy Performance Certificate number and rating is to be confirmed.

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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