



## Unit 9 Sylvan Centre Normacot Road

Longton, Stoke-On-Trent, ST3 1PW

£9,500 Per Annum

2670.00 sq ft



A ground floor industrial unit with roller shutter door and ample loading space immediately outside. Situated on Normacot Road close to Longton with excellent road links via the A50 which is less than half a mile away. Flexible lease terms and suitable for a range of uses (STPP).



## Description

Extensive industrial unit with roller shutter door and ample loading space immediately outside. Flexible lease terms and suitable for a range of uses (STPP).

## Location

Situated on Normacot Road close to Longton with excellent road links via the A50 which is less than half a mile away.  
F

## Accommodation

GIA: 2,670 Sq ft (248.04 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

\*\*\* ZERO RATES APPLICABLE \*\*\*

The VOA website advises the rateable value for 2024/25 is £7,900. 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 upto 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 with terms to be agreed and on a stepped rent basis:

Year 1 £9,500,  
Year 2 £10,000  
Year 3 £11,000

## EPC

Energy Performance Certificate number and rating is F

## VAT

We have been advised VAT is NOT applicable.

## 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 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.

## Legal Costs - Letting

The incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease / Tenancy at Will at £150 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.

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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