



Stoke Business Park Woodhouse Street

Stoke-on-Trent, ST4 1EZ

Asking Price £1,300,000

51441.00 sq ft



Stoke Business Park Woodhouse Street Stoke-on-Trent, Staffordshire ST4 1EZ



Description

A multi let industrial site with a current income of £110,880 per annum having one vacant unit currently under negotiation. The tenants on site consist of storage & distribution company, car repairs, with first floor offices let to a church group. The site is located in a mixed residential / commercial area alongside the A500 within a short distance of Stoke City Centre.

Location

Stoke Business Park is immediately off the A500 D road and offers easy access throughout Stoke-on-Trent and to major road links with the A50 and M6 J15 & J16.

Accommodation

Tenancy Schedule

Unit 8 : Currently vacant - Lease due to start 2025 for a period of 5 years

Unit 9 : 17 year lease commenced 01/03/2009 expiring 30/06/2026 at £38,000 pa

Unit 10 : 5 year lease commenced 16/01/2017 expired 15/01/2022 at £16,500 pa currently holding over

Unit 11 : 3 year lease commenced 31/10/2024 expiring 30/10/2027 at £5,490 pa

Unit 12 : 3 year lease commenced 31/10/2024 expiring 30/10/2027 at £5,490 pa

Unit 13 : 5 year lease commenced 15/09/2021 expiring 14/09/2026 at £5,400 pa

Unit 14 : 3 year lease commenced 01/02/2024 expiring 31/01/2027 at £40,000 pa

Total current income : £110,880 pa

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 2025/26 is ;

Unit 8 : £17,500

Unit 9 : £31,250

Unit 10 : £13,500

Unit 11 : £7,600

Unit 12 : £9,000

Unit 13 : TBC

Unit 14 : £20,500

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.

Tenure - Freehold

Freehold subject to existing leases listed within the tenancy schedule.

EPC

Energy Performance Certificate number and rating is

Unit 8 : TBC

Unit 9 : 104 E

Unit 10 : 77 D

Unit 11 : 81 D

Unit 12 : 93 D

Unit 13 : 109 E

Unit 14 : 122 E

VAT

VAT is 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.

Legal Costs - Sale

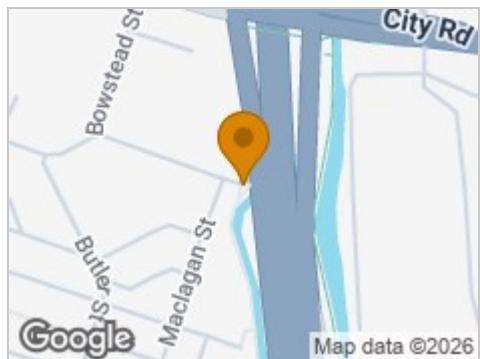
Each party is responsible for their own legal costs in respect of the sale of this premises.

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.

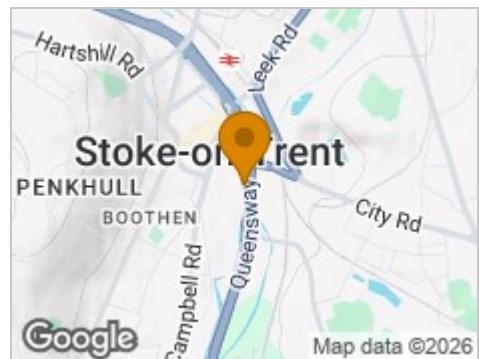
Road Map



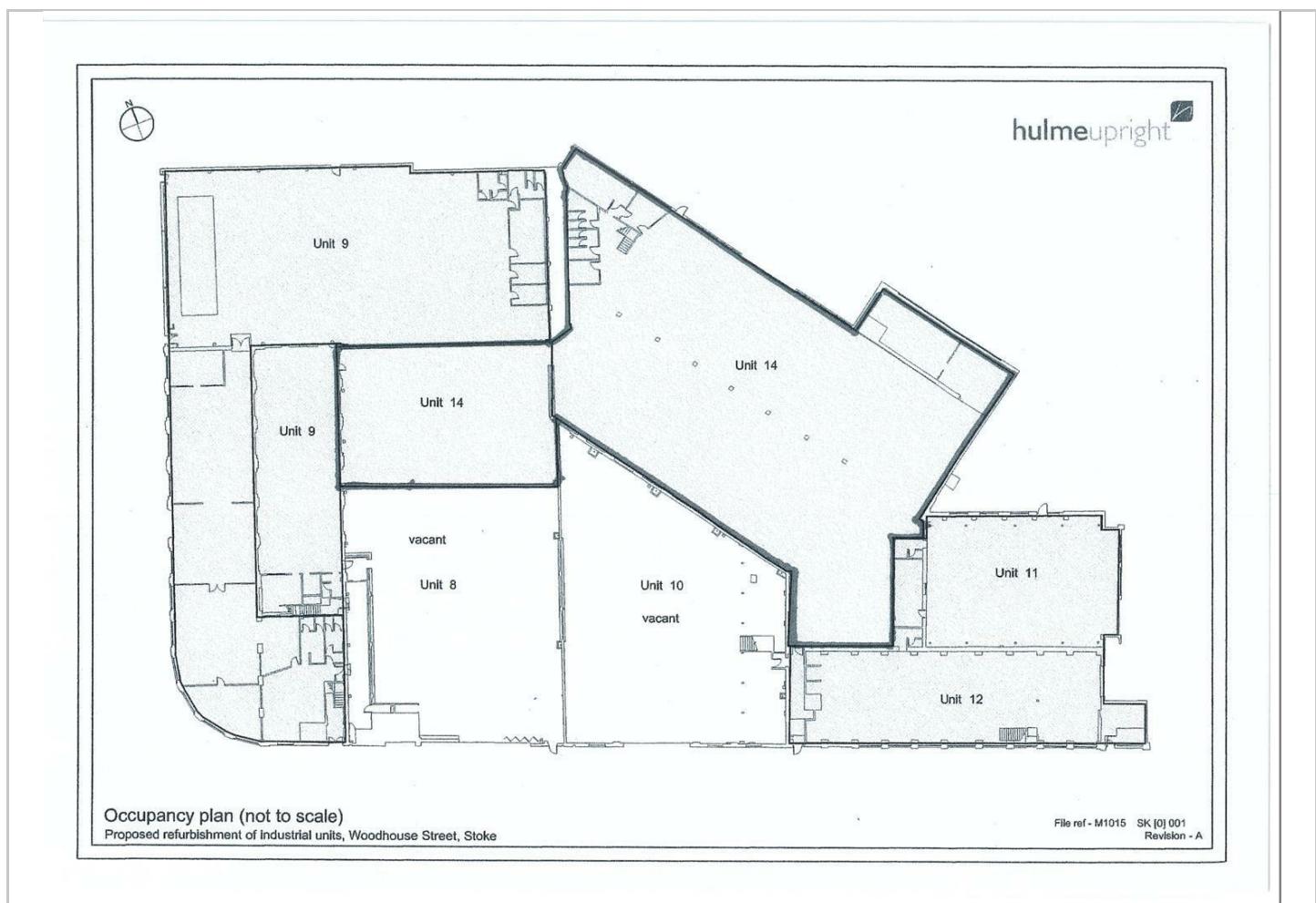
Hybrid Map



Terrain Map



Floor Plan



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.