butters john bee bjb
commercial

Unit 1 Brownhills Business Park

Canal Lane, Stoke-on-Trent, ST6 4RP

1886.00 sq ft

RICS Regulated by RICS

£13,200 Per Annum

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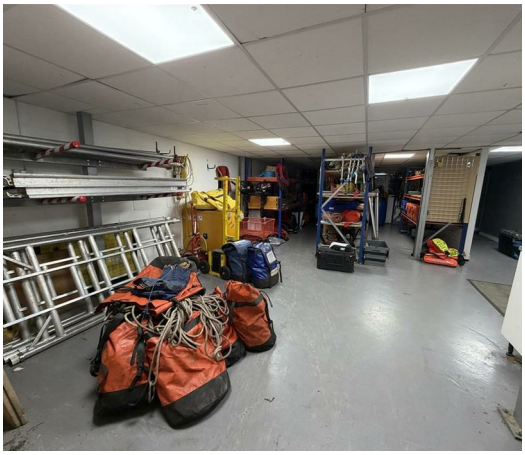
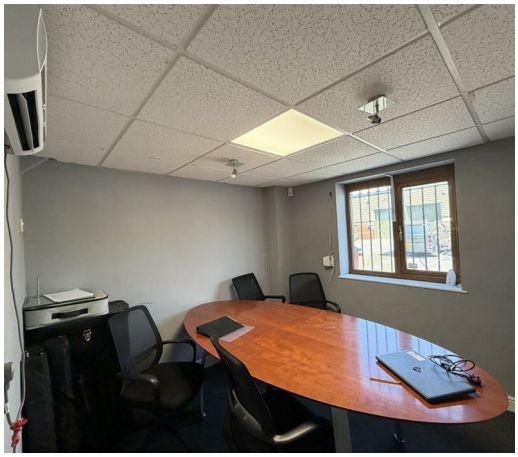




Description

A modern warehouse and office building arranged over two storeys providing storage, workshop and office accommodation. This unique property benefits from having air conditioning, heating, LED lighting and insulated cladding to compliment the modern heating and cooling system, all of which will contribute to low running costs. The recent Energy Performance Certificate lists the property as having a 'C' rating. (EPC's have a rating from A-G).

Externally the property has outside lighting with dusk to dawn sensor and ample car parking spaces. Additional parking is available on the industrial estate which is secure having palisade fencing a gated access.

Accommodation

Ground Floor GIA: 998 Sq ft (92.71 Sq m)
- Includes Reception, workshop, office, male and female WCs

First Floor GIA: 888 Sq ft (82.50 Sq m)
- Storage space and two air conditioned offices

TOTAL GIA: 1,886 Sq ft (175.21 Sq m)

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.

Services

Electric, Water and Telephone Broadband are available subject to any reconnection which may be necessary.

Rating

*** ZERO RATES APPLICABLE ***

The VOA website advises the rateable value from the 1st April 2026 is £10,000. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p 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.

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

Tenure
A new Tenants FRI lease on terms to be agreed for a preferred term of 3 years of more.
Rent payable monthly in advance by direct debit.
The ingoing Tenant will pay a deposit (amount subject to status of Tenant) which will be held by the Landlord for the term of the lease by way of a deposit deed.

Estate Charge
We understand there is an estate/service charge payable of circa £100 per quarter (£400 per annum).

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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

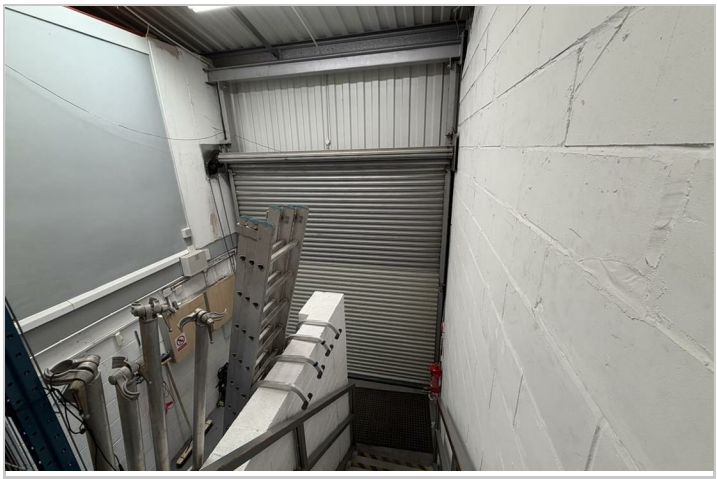
Credit Check
Established Companies (Est 3 years or more)
Bjb will conduct an Experian credit report on the business. Should the report not meet our clients requirements then we may ask for a personal guarantor to the lease.

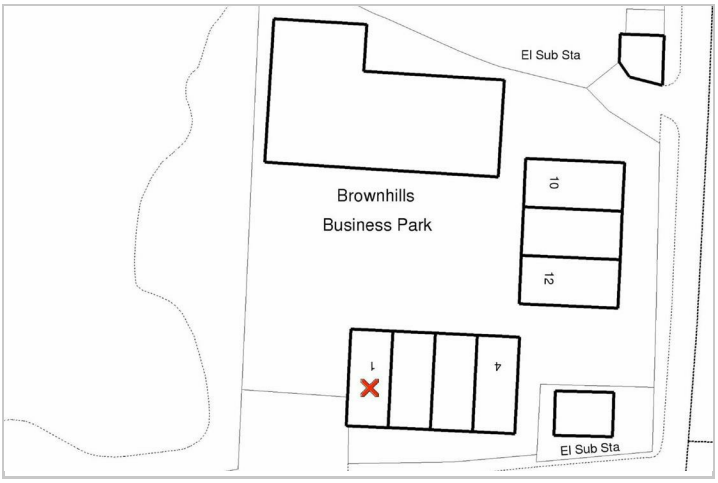
Individuals and new business (est 12 months or less)
On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two 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
The ingoing tenant will contribute £450+VAT towards the cost of the lease.

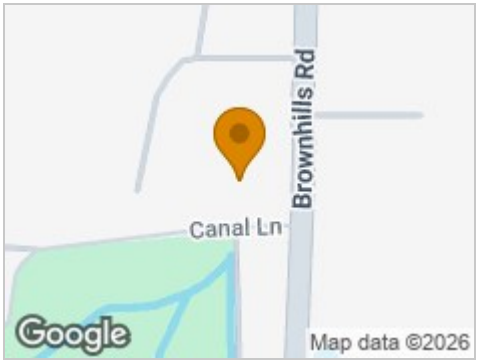
VAT
We have been advised Vat is NOT applicable to this property.

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.



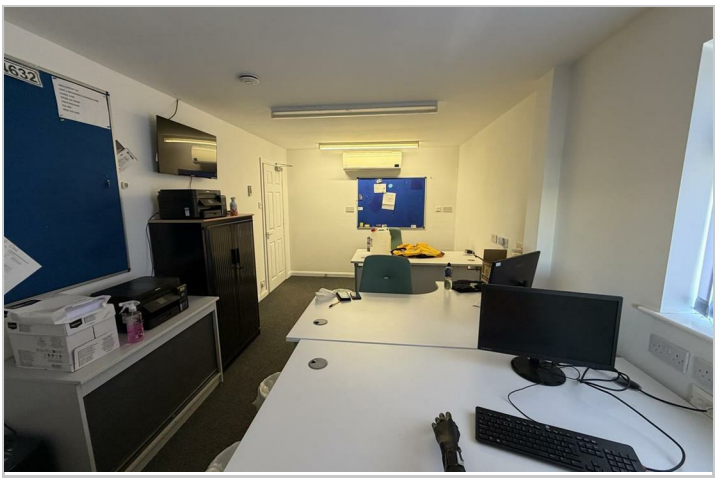


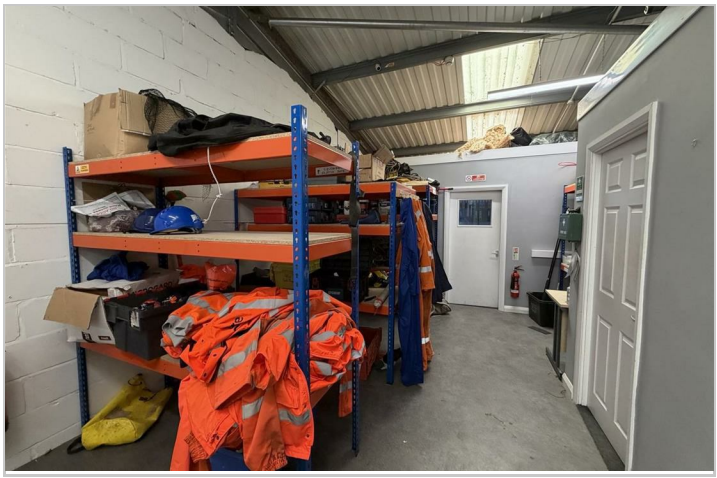
Road Map

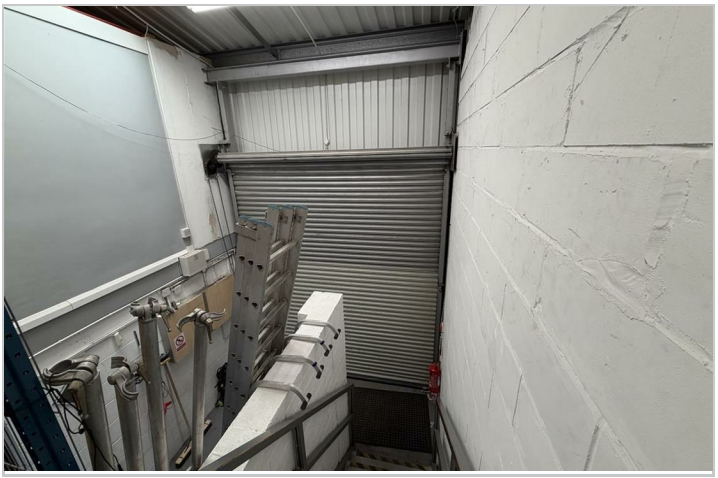


Hybrid Map

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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