



Unit 1B Adderley Works Sutherland Road
Longton, Stoke-on-Trent, ST3 1HZ

£12,500 Per Annum

3155.00 sq ft



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Description

A ground floor industrial/workshop unit suitable for storage and distribution or light industrial uses. Benefitting from good access to the A50 and having a roller shutter door directly into the unit, Unit 1B Adderley Works will appeal to a variety of businesses. No Motor trade uses.

The property is available by way of a new lease on Tenant friendly internal repairing terms. At the front of the site is off road parking, whilst the unit is secure having perimeter fencing and gated access.

Location

The property is located on Sutherland Road in Longton, near to the BP Petrol filling station. Sat Nav users should use post code ST3 1HZ

Accommodation

The space consists of two interconnecting units with Roller Shutter Access to the front.

Industrial/Warehouse: 3,155 Sq ft (293.10 Sq m)

WCs

Services

All mains services are available subject to any reconnection which may be necessary.

Electric, Water and Gas usage will be recharged to th Tenant monthly or Quarterly dependent upon usage.

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 property is ZERO rated (Subject to status of end user).

The VOA website advises the rateable value for 2022/23 is £11,750. The small business multiplier is 51.2p Up to a rateable value of £51,000. Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.. Small Business may benefit for upto100% 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

A new Internal Repairing Lease for a term to be agreed.

Rent: £12,500 pa Plus VAT

Deposit: £2,000 - The deposit will be held by way of a deed in a separate account for the term of the lease.

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

There are no legal costs to be paid however the Landlord will issue their standard lease. No amendments will be made to this document.

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.

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.



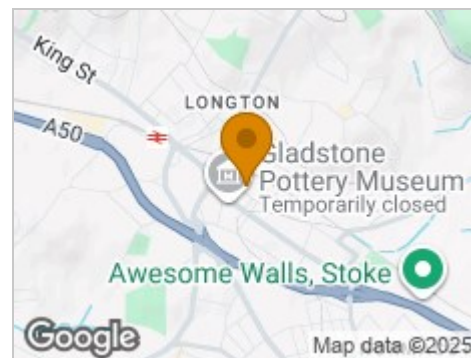
Road Map



Hybrid Map



Terrain Map



Floor Plan

Sorry, Floor Plans are not available for this property

butters john bee ^{bjb}
commercial

Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

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.