



**Former Matthews Premises Malt Lane
Longton, Stoke-On-Trent, ST3 1RR**

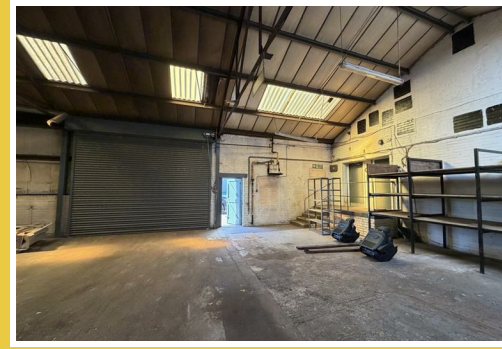
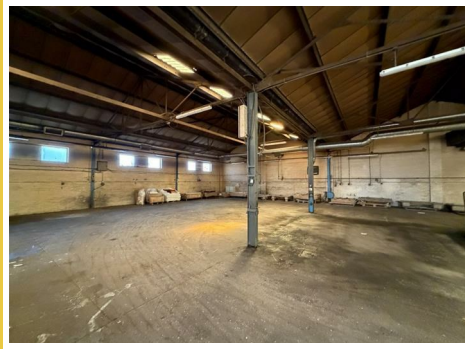
£36,000 Per Annum

5752.00 sq ft



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Description

Prominent roadside industrial unit with two storey offices located at the front and visible from Uttoxeter Road. The property benefit from having a secure yard with gated access meaning it will appeal to a range of occupiers seeking commercial space which is both flexible and conveniently positioned close to major road networks.

Our client WILL consider motor trade uses and is seeking a long term Tenant for the premises.

Location

Conveniently situated on Uttoxeter Road, less than a mile from the junction with the A50 in Longton, Stoke-on-Trent.

Accommodation

Industrial Unit/Workshop: 4,737 Sq ft (440.07 Sq m)

Offices: 810 Sq ft (75.25 Sq m)

Staff Room/Canteen: 205 Sq ft (19.04 Sq m)

WCs

Total Floor Area: 5752 Sq ft (534.36 Sq m)

Workshop Eaves: 4.0 m

Roller Shutter Door: 4.3m (w) x 3.38m (h)

Yard: 7,104 Sq ft (660 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

The VOA website advises the rateable value for 2026/27 is £25,000. 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 - Leasehold

A new full repairing and insuring lease for a preferred term of 5 years. A Tenant break option and RPI geared rent review will be incorporated into the lease at year 3.

EPC

Energy Performance Certificate number and rating is TBC.

VAT

VAT is NOT 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.

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 a the cost of the lease at £450 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.



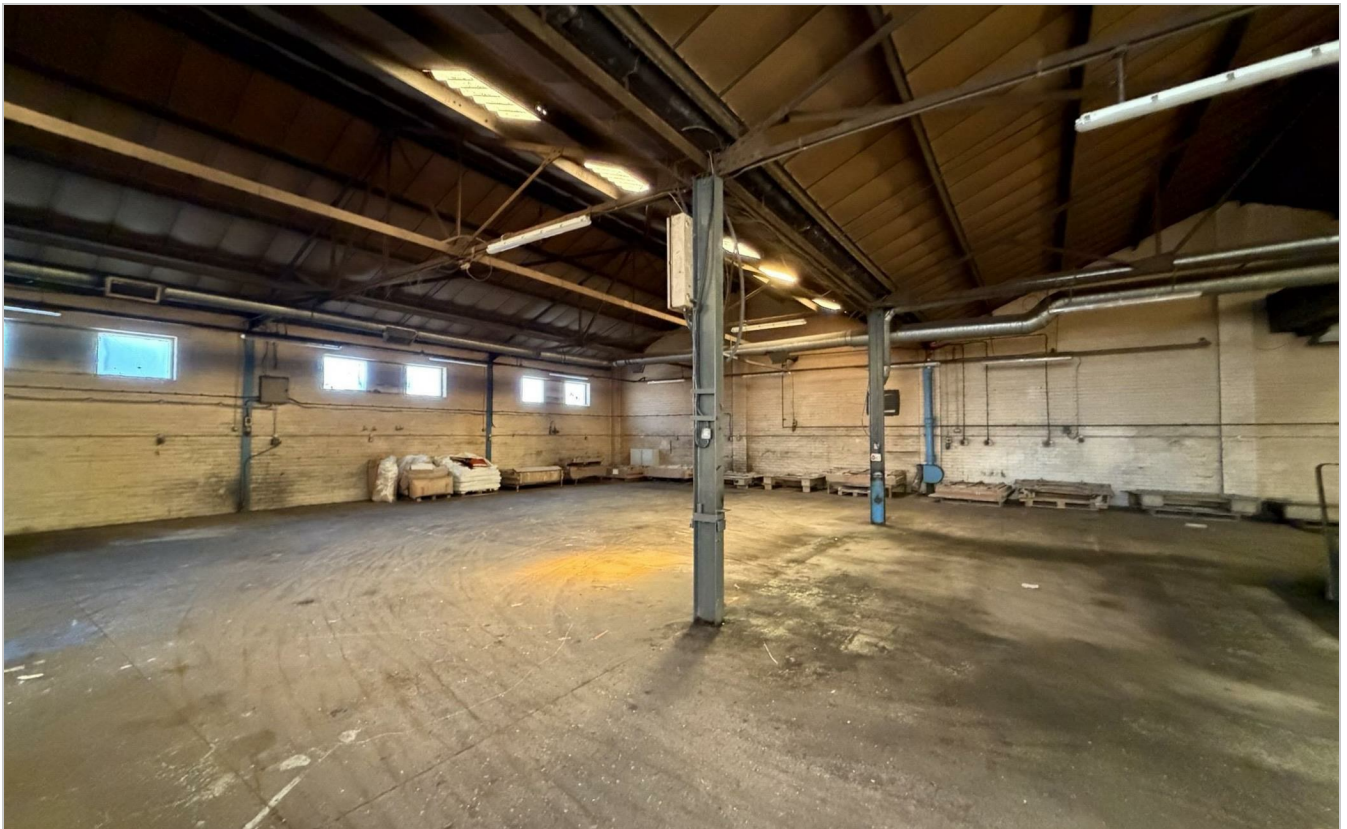
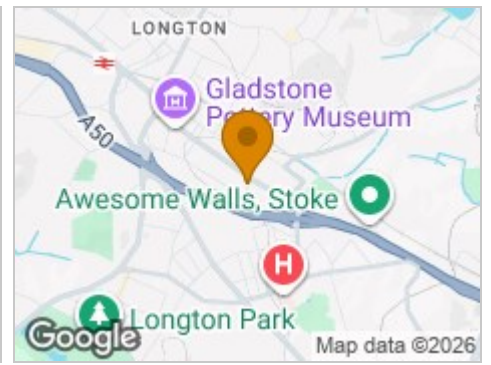
Road Map



Hybrid Map



Terrain Map



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