



21A Tower Square

Tunstall, Stoke-On-Trent, ST6 5AB

£6,500 Per Annum



650.00 sq ft

A well presented self contained first floor office premises which consists of 4 offices, staff room / kitchen, male and female toilets. The property benefits from uPVC double glazed windows and gas central heating and has recently been carpeted throughout. It is located within the heart of Tunstall on Tower Square with pay & display parking nearby.



Location

The property is located within the heart of Tunstall in Tower Square above a barbers shop, within walking distance of the High Street and Tunstall retail park.

Accommodation

Entrance Porch with stairs

Front office / reception : 164 sq ft (15.23 sq m)

Front office : 108 sq ft (10.02 sq m)

Staff room / kitchen : 79 sq ft (7.31 sq m)

Middle office : 166 sq ft (15.47 sq m)

Rear room : 111 sq ft (10.31 sq m)

Boiler room / storage : 22 sq ft (2.05 sq m) through to ladies w.c.

Gents w.c.

Total : 650 sq ft (60.39 sq m)

Please note the locked room at the top of the stairs does not form part of this letting.

Services

All mains services are available subject to any reconnection which may be necessary. Please note we are aware that a gas supply runs to the property however the meter was removed to prevent daily standing charge and will need to be re-installed.

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 to small businesses ***

The VOA website advises the rateable value for 2024/25 is £6,700. 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 - on a new full repairing and insuring lease with terms to be agreed.

EPC

Energy Performance Certificate number and rating is TBC

VAT

We have been advised that 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 the landlord's legal costs in connection with the preparation of the lease.

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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