



## Office / Store Baker Street

Fenton, Stoke-on-Trent, ST4 3AF

£5,200 Per Annum

256.00 sq ft

A lock up store/workshop or office in good location within Fenton with good access to the A50 and A500.



## Description

A new office/store or workshop available within Fenton. The building is of brick construction under at least two corrugated sheeting roof. Double timber doors provide access to the unit with no natural light.

The tenant will be asked to clean the adjoining toilets and there is a further store room available.

To the front of the building is a forecourt and car parking.

## Location

The property is accessed from Baker Street within Fenton town centre. Fenton is one of the six towns that make up the Stoke-on-Trent conurbation and there is good access to both the A50 and A500. The A50 is a major east-west route across the country with the A500 a major route through the Stoke-on-Trent conurbation linking junctions 15 and 16 of the M6 Motorway.

## Accommodation

Total floor area 256 sqft 23.78 sqm

## Services

Mains water and electricity is believed to be connected to the property. We believe that the services are state of the art with the building one of the most energy efficient buildings within North Staffordshire.

## Tenure

The property is available by way of a new lease.

## VAT

VAT is to be confirmed.

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

## Rating

The VOA website advises the rateable value for 2024/25 is to be confirmed. 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 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.

## Planning

Bjb recommends 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.

## 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

The incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease at a cost of £1,000 plus VAT and Surveyors fees of £1,000 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.

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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