



3 Wileman Street

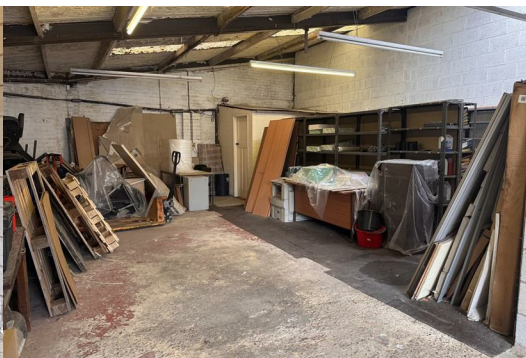
Fenton, Stoke-On-Trent, ST4 3LP

Asking Price £75,000



1258.00 sq ft

A single storey end terrace premises consisting of offices/ rooms and a warehouse with driveway parking. The property benefits from 3phase electric with an up and over roller shutter door into the warehouse area.



Location

The property is located on Wileman Street just off Victoria Road towards the top near the roundabout with City Road and King Street, Fenton. Victoria Road is one of the main roads within the city, giving access to Hanley and Stoke station in one direction and the A50 and A500 in the other direction.

Accommodation

Front Office : 155 sq ft (14.42 sq m)

Second Office : 82 sq ft (7.63 sq m)

Third Office : 75 sq ft (7.01 sq m)

Fourth Office : 146 sq ft (13.28 sq m)

Warehouse (inc w.c.) 800 sq ft (74.29 sq m)

Total : 1,258 sq ft (116.93 sq m)

Services

Mains electric and water services are available subject to any reconnection which may be necessary. There is no gas supply at the property.

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 2024/25 is £3,800. 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 - Freehold

Freehold with vacant possession.

EPC

Energy Performance Certificate number and rating is 101 E

VAT

VAT is to be confirmed.

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

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.

Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

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.