



Unit 4 Boother Old Road

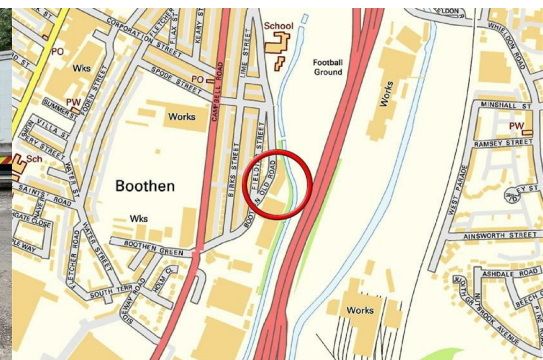
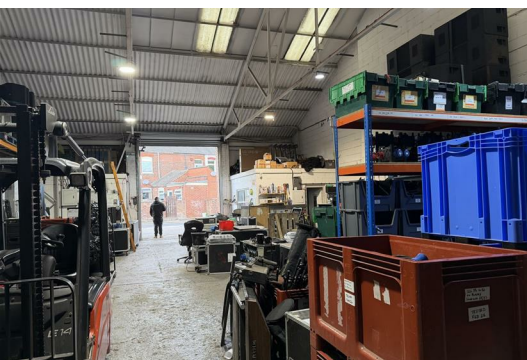
Stoke-on-Trent, ST4 4EZ

£12,000 Per Annum



2016.00 sq ft

The premises comprise a lofty single storey industrial unit of predominately brick wall construction under a pitched roof. The unit benefits from a roller shutter door, an eaves height of 3.90m, office and WC. There is forecourt car parking and a yard area to the rear of the premises accessed by way of a shared access road.



Location

The premises are located on Boothern Old Road being just off Campbell Road. This is approximately half a mile south of Stoke Town Centre. The A500 'D' road and A50 is one mile distant.

Accommodation

Warehouse : 2,016 sq ft (187.26sm)

Internal height to lighting beams : 4.1m

Door height : 3.8m

Services & Insurance

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

The Landlord has a buildings insurance policy in place at the property, the Tenant will be re-charged the policy premium attributable to the premises.

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 from the 1st April 2026 is £10,500. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p 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

Leasehold - on a new full repairing and insuring lease with terms to be agreed.

EPC

Energy Performance Certificate number and rating is TBC

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.

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 - Letting

The ingoing 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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