



Unit 39F Duke Street

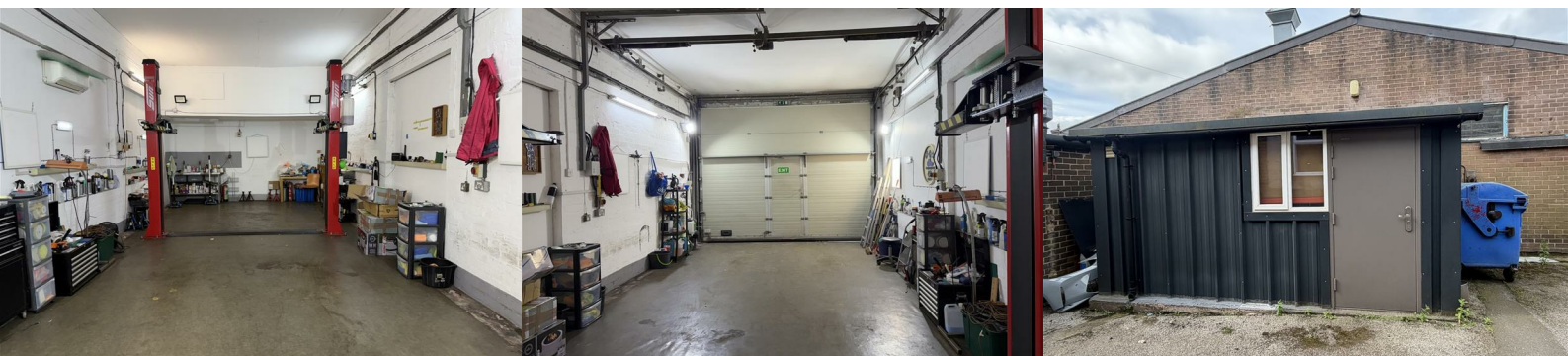
Fenton, Stoke-on-Trent, ST4 3PA

£7,500 Per Annum



671.00 sq ft

An ideal small business or startup unit with its own driveway entrance, and single storey office / storage area with w.c.. The main workshop benefits from 3 phase electric, and 3 m roller shutter door including pedestrian entrance. There is 1 external parking space, unfortunately mechanics will not be considered.



Location

Duke Street is located off King Street (A5007) which runs into Longton Town Centre in one direction and over to Fenton and Hanley in the other direction. It also gives access to A50 running to Derby and A500 which runs between J15 and J16 of the M6 motorway.

Accommodation

Main Workshop: 539 sq ft (50.08 sq m)

Single Storey Insulated Office and WC - 132 sq ft (12.22 sq m)

Total: 671 sq ft (62.33 sq m)

Please be aware the items shown on the photographs will be removed and the unit will be empty.

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 from the 1st April 2026 is £4,600. 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 C 66.

VAT

We have been advised that VAT is applicable.

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.

Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com