



## 10 Newcastle Street

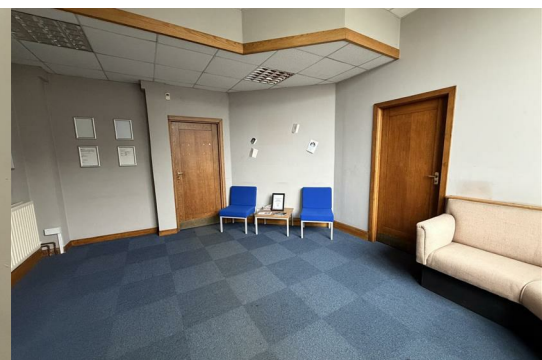
Burslem, Stoke-on-Trent, ST6 3QF

£6,825 Per Annum



1229.00 sq ft

Self contained ground floor suite which has historically had a variety of uses such as retail, showroom and office, situated on a busy main road location. The offices benefit from their own separate entrance, alarm, gas central heating, air conditioning, its own kitchen and toilet facilities and 3 car parking spaces. The landlords would consider a variety of uses under current Class E.



## Description

Fully modernised and well maintained ground floor offices with male and female toilets and kitchenette area. The property is carpeted and decorated throughout with and benefits from a larger open plan space as well as individual offices. The property also has its own separate entrance as well as a shared entrance with intercom system. The landlords would consider a variety of uses under current Class E.

## Location

The property is situated at the top of Newcastle Street, opposite Home Bargains and within walking distance of Burslem town centre.

## Accommodation

### Entrance

Main Office : 859 sq ft (79.76 sq m)

Office 1 : 116 sq ft (10.80 sq m)

Office 2 : 175 sq ft (16.23 sq m) with built in safe

Kitchen : 79 sq ft (7.37 sq m)

male & female w.c.

Total : 1,229 sq ft (114.16 sq m)

## Services

All mains services are available subject to any reconnection which may be necessary. There are separate meters for each floor, ground, first and second.

## 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.

## Tenure

Leasehold - on new terms to be agreed.

VAT 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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

## 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

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.

## Rating

The VOA website advises the rateable value for 2025/26 is £14,500. The standard non-domestic business rates multiplier is 55.5p. 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.

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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