



1st & 2nd Floors, 31-33 Albion Street

Hanley, Stoke-on-Trent, ST1 1QF

£14,000 Per Annum

1690.00 sq ft

Inclusive first and second floor office suites available combined or split by floor, within Hanley town centre. The offices are accessed via their own entrance on Albion Street.



Location

Albion Street is located on the outskirts of Hanley town centre within walking distance of the Potteries museum and Hanley bus station. It is also a short walk from Tesco extra and the cultural quarter.

Accommodation

First Floor

Reception : 57 sq ft (5.25 sq m)

Office : 192 sq ft (17.87 sq m)

Office : 90 sq ft (8.39 sq m)

Office : 81 sq ft (7.48 sq m)

Office : 201 sq ft (18.66 sq m)

Office : 181 sq ft (16.84 sq m)

Second Floor

Open plan office : 726 sq ft (67.49 sq m)

Office : 128 sq ft (11.86 sq m)

Kitchen : 34 sq ft (3.20 sq m)

Ladies & Gents w.c.

Total : 1,690 sq ft (157.04 sq m)

Services

All mains services are available subject to any reconnection which may be necessary. Reasonable usage is included within the rent.

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 the whole building for 2024/25 is £11,750. 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.

The business rates are included within the rent however if they become reassessed separately we understand they will fall under small business relief.

Tenure - Leasehold

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

EPC

Energy Performance Certificate number and rating is 79 D

VAT

VAT is not applicable to 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 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.

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