

butters john bee^{bjb} commercial



Upper Huntbach Street

Hanley, Stoke-on-Trent, ST1 2BN

£18,146 Per Annum



1688.00 sq ft

Ground Floor Offices suitable for a number of office uses with public car parks opposite.

Other users within the building include the NHS and Hope Community Church.



Description

The offices are available within the Hope Centre which is shared with a number of different uses but primarily the NHS.

A front door leads into a shared reception area which leads into an inner corridor with the various offices off. The offices have carpeted floors and painted breeze block and plastered walls. The ceiling are suspended.

There is a large office at one end of the building that was formally used as a nursery with its own kitchen and toilet.

Location

The property is located on the corner of Upper Huntbach Street and Garth Street within walking distance of Stoke-on-Trent City Centre. There are public car parks opposite the building.

There is direct access on to the City Centre ring road which provides a direct link to the A500 an urban express way through the heart of the North Staffordshire conurbation and links junction 15 and 16 of the M6 Motorway.

Accommodation

Shared Reception

Inner corridor leading to:

Office 1 408 sqft 37.90 sqm

Office 2 140 sqft 13.00 sqm

Office 3 140 sqft 13.00 sqm

Store 67 sqft 6.22 sqm

Store 102 sqft 9.47 sqm

Kitchen 118 sqft 10.96 sqft

Large Room with Kitchen 713 sqft 66.23 sqm

Toilet

Shared toilets

Total floor Area 1,688 Sq.ft (156.81 Sq.m)

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 for 2020/21 is to be confirmed. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. 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

Leasehold at £10.85 per sq.ft

There is a service charge to cover maintenance of common parts etc.

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 of £1,000 plus VAT and Surveyors Fees of £1,000 plus VAT 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.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ
Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com