



Office Within Beresford Trading

High Street, Stoke-on-Trent, ST6 5EU

£6,500 Per Annum



327.00 sq ft

Open plan single office with separate kitchen and toilet. Two car parking spaces. The rent is all inclusive of outgoing except rates.



Description

The office is situated within the main office block on the Beresford Trading Estate with a front door leading to a reception area and a door specific to this office. The offices have recently been refurbished to provide one large office with inner corridor leading to a kitchen and separate toilet. There is also the ability to park to cars on site.

Additional offices can be made available.

Location

The property is located on the main A50 Tunstall High Street approximately three quarters of a mile from its junction with the A527 which provides a direct link to the A500. The A500 is an urban expressway through the heart of the Stoke-on-Trent conurbation linking junctions 15 and 16 of the M6 Motorway. There is good access to all the Stoke-on-Trent towns as well as Tunstall Town Centre approximately half a mile south of the property which has a number of major retailers including an ASDA.

Accommodation

Ground Floor

Main Office 240 sq.ft (22.29 sq.m)

Kitchen 87 sq.ft (8.08 sq.m)

Toilet

TOTAL FLOOR AREA 327 sq.ft (30.37 sq.m)

Additional space can be made available.

Tenure

The property is available on terms to be agreed.

Rent

£6,500 per annum inclusive of electricity and heating but not inclusive of rates.

Rating

The VOA website advises the rateable value for 2018/19 are to be confirmed. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 48.0p up to a rateable value of £51,000. Small Business may benefit for upto100% 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.

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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