



Station Road

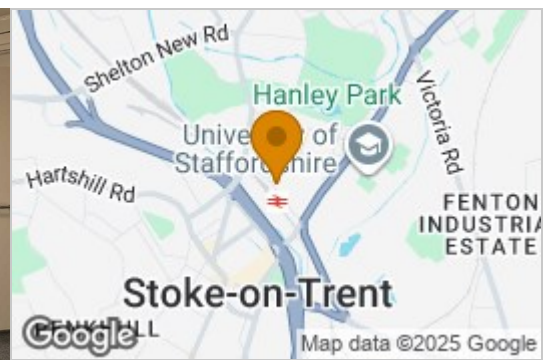
Stoke, Stoke-on-Trent, ST4 2SA

£4,800 Per Annum



220.00 sq ft

Ground floor office located within Federation House, opposite Stoke station, which are available on a 2 year term. The rent includes electricity, heating, water, business rates and service charge.



Description

Ground floor room available on a sublet and will be excluded from the landlord & tenant act. The rent includes service charge, heating & lighting, business rates, building insurance, weekly cleaning, air conditioning, use of kitchen, partly furnished, access to all communal areas including shower. The building has 24 hour access with security codes and fobs to get into the building. Car parking options can be discussed but there are limited spaces. Superfast broadband can be provided at £25.00 + vat per month with telephone at £12.99 + calls + vat per month.

Location

Federation House is situated on Station Road opposite Stoke Station, with access to A500 leading to A50 and M6. The area is predominantly student accommodation for Staffordshire University with local small retailers.

Accommodation

Room 2 : 220 sq ft (20.47 sq m) with air conditioning

There is a kitchen used by Tyre Press which you will have access to, and Federation House has a shower room for tenants within the building to use.

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 business rates are included within the rent.

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 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.

VAT

VAT is applicable

Tenure

Leasehold - on a sub lease for a period of 2 years. Any lease will be outside the Landlord & Tenant Act 1954.

Deposit

A deposit of £800 + Vat is required.

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. Costs to be confirmed.

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.

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