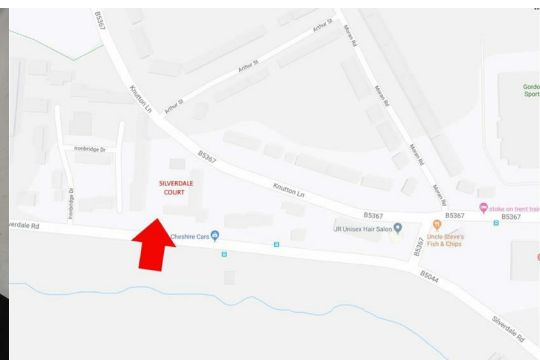




Location

The site is situated on Silverdale Road (B5044) which runs from Newcastle to Silverdale. Keele University is 1.7 miles away, M6 North (J16) 8 miles away, M6 South (J15) 4 miles away.

Accommodation

536 Sq ft (49.79 Sq m)

Shared WC on site for all Tenants.

Services

Electric and water 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

*** ZERO RATES APPLICABLE ***

The VOA website advises the rateable value for 2025/26 is £2,850 increasing to £3,900 from 1st April 2026. 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.

Tenure

Leasehold - on new terms to be agreed for a preferred term of 3 years or more.

Service Charge

The lease will have a provision within the lease for a service charge which will refer specifically to the maintenance and repair of common areas, namely shared yard, landscaping, site fencing and security. The service charge will be calculated based upon the floor area taken being a percentage of the total floor area available at Silverdale Court.

Units 1-2: Service Charge percentage 11.09 % - based upon estimated total budget of £1200 cost will be circa £133.08 plus VAT per annum.

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.

VAT

VAT is applicable to this property.

Legal Costs

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease which stand at £450+VAT.

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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