



1 Church Lane
Knutton, Newcastle, ST5 6EP
£15,000 Per Annum

1504.00 sq ft



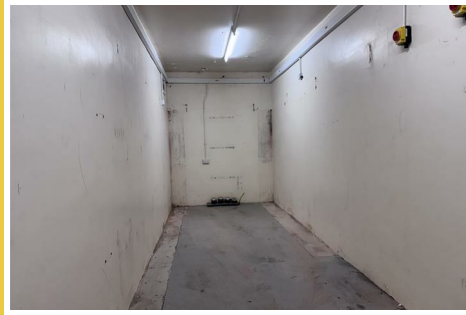
A single storey premises with a mixture of store rooms / offices which would suit a variety of uses. The current configuration has been altered by a previous tenant and there is potential for some walls to be removed to make open space. The landlord is happy to discuss and offer some assistance with reasonable alterations. The property is approximately 1.5 miles from Newcastle town centre.



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Location

The property is located on the roundabout junction between Church Lane and Knutton High Street, just off Lower Milehouse Lane. Knutton is a village in the Borough of Newcastle-under-Lyme, Staffordshire, it lies between the town of Newcastle-under-Lyme, and the village of Silverdale.

Accommodation

Entrance : 179 sq ft (18.28 sq m)
Sideroom : 199 sq ft (18.53 sq m)
Ladies & Gents w.c.
Room 1 : 248 sq ft (23.01 sq m)
Kitchen : 72 sq ft (6.70 sq m)
Room 2 : 59 sq ft (5.52 sq m)
Room 3 : 180 sq ft (16.74 sq m)
Room 4 : 158 sq ft (14.66 sq m)
Room 5 : 183 sq ft (17.05 sq m)
Room 6 : 208 sq ft (19.32 sq m)

Allocated parking outside with double doors to the side for loading / unloading.
Total : 1,504 sq ft (139.79 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 2025/26 is £7,300. 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

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

EPC

Energy Performance Certificate number and rating is 89 D

VAT

We have been advised VAT is not applicable to this property.

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.

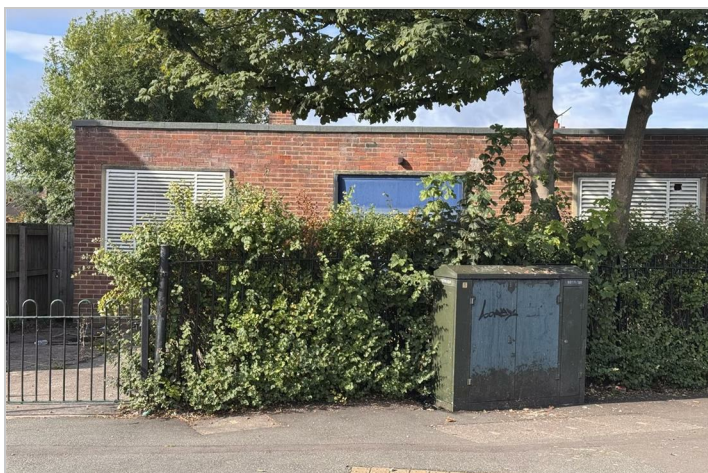
Legal Costs - Letting

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.



Road Map



Hybrid Map



Terrain Map



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.