

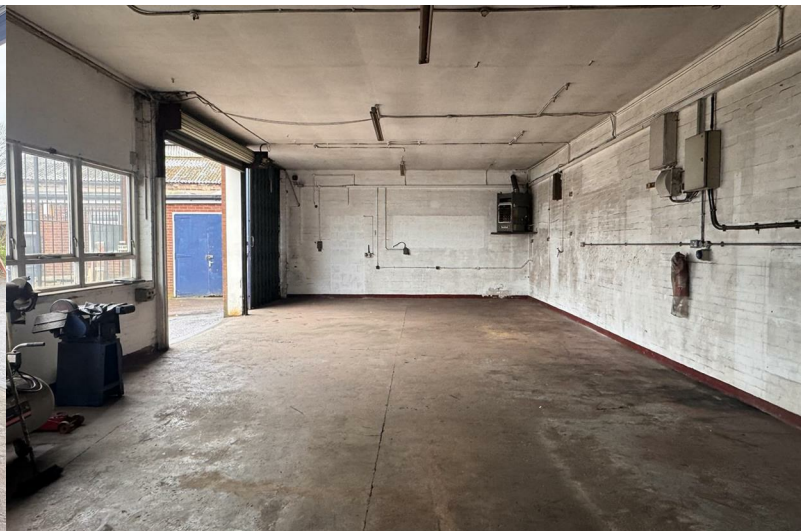


Ashwood Works Marlborough Road

Longton, Stoke-On-Trent, ST3 1EE

£25,000 Per Annum

2803.00 sq ft



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Description

An opportunity to rent a self contained site consisting of 2 workshops / industrial units, office and storage areas along with secure yard on the outskirts of Longton town centre. The site consists of an office to the front, side workshop / unit with w.c., rear workshop consisting of 3 reasonable size areas, outside shed and carpark for approx 15-20 cars.

Location

The property is located on the corner of Marlborough Road and Wood Street on the outskirts of Longton town centre. It is a short drive from King Street A5007 which gives access to Victoria Road leading to Hanley, City Road leading towards A500 and Stoke Station or A50 heading out to Derby.

Accommodation

Workshop : 1,079 sq ft (100.20 sq m)

W.C & utility area : 17 sq ft (1.59 sq m)

Office : 134 sq ft (12.45 sq m)

Store : 63 sq ft (5.86 sq m)

W.C.

Office : 79 sq ft (7.31 sq m)

Rear Workshop : 918 sq ft (85.33 sq m)

Store : 296 sq ft (27.49 sq m)

Workshop : 217 sq ft (20.18 sq m)

Yard with shed and parking for 15-20 cars

Total : 2,803 sq ft (260.41 sq m)

Services

All mains services are available subject to any reconnection which may be necessary. we believe the property benefits from 3phase electric supply fitted by a previous tenant. No tests to any services have been carried out.

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 one of the units for 2024/25 is £5,800 and the other is £5,900. The standard non-domestic business rates multiplier is 54.6p. 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.
Please note this lease will be outside the landlord & tenant act.

EPC

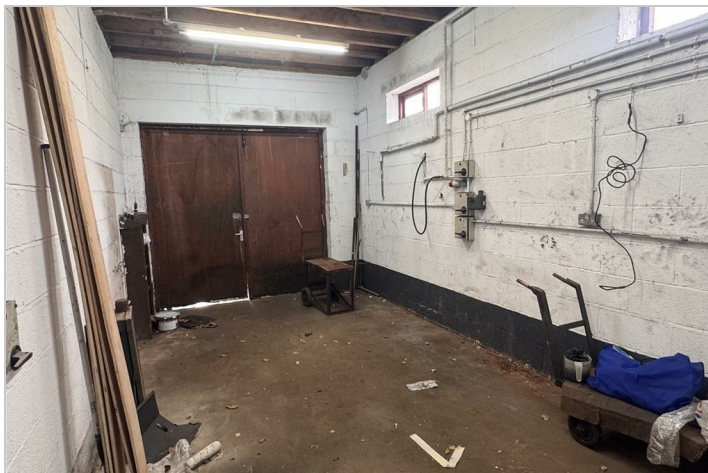
Energy Performance Certificate number and rating is 116 E

VAT

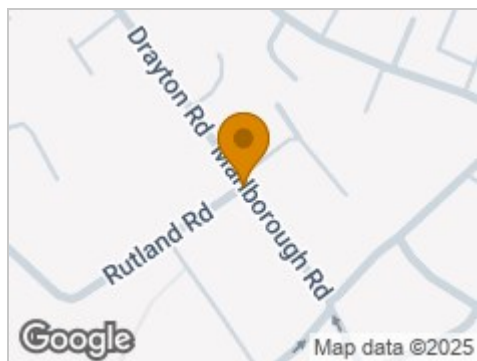
We understand that VAT is not applicable.

Proof of Identity

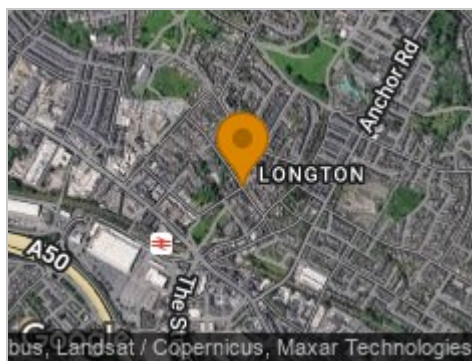
To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.



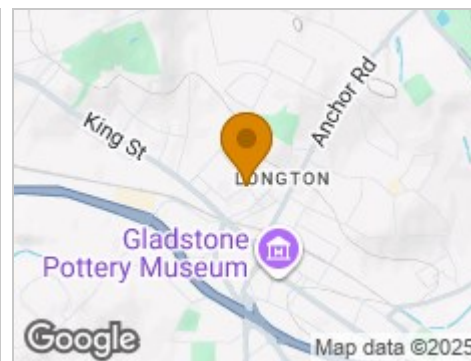
Road Map



Hybrid Map



Terrain Map



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 - Letting

The ingoing 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.

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.