



## Spinner Studio At The Tollgate

Newstead, Stoke-on-Trent, ST3 3BS

£7,500 Per Annum



713.00 sq ft

Spinner and Dance Studio at The Tollgate Hotel! A fantastic opportunity for an operator to take on the dance and spinner studio space at the hotel complex. This flexible space is ideal for a company looking to establish themselves and work with the hotel in providing a first class experience to guests and local residents.



## Location

A selection of rooms previously used for Spinner Classes located within the main building of The Tollgate Hotel and Leisure Complex on Trentham Road, Newstead, Stoke-on-Trent. Tenants will have the use of the on site car park.

Sat Nav Postcode: ST3 3BS

## Accommodation

Spinner/Dance Studio: 713 Sq ft (66.24 Sq m)

The Tenant will have the use of the hotel changing rooms and WC facilities.

## Services

Water, mains drainage are all provided within the rental price. Electric is Sub metered, Broadband and Networking would be the responsibility of the Tenant.

## 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.

## Business Rates

Business Rates are included within the rent.

## Tenure

A new lease for a preferred term of 3 years or more.

Spinner/Dance Studio: £7,500 pa plus VAT

## 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 a contribution towards the legal costs in the sum of £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.

## VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

## Area 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.

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