



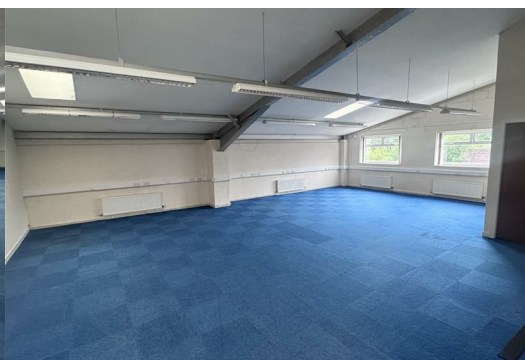
First Floor Offices Dunning Street

Tunstall, Stoke-On-Trent, ST6 5AP

£900 (From) Per Annum

From 143.00 sq ft to 1,961 sq ft

A range of first floor office rooms or a suite available either separately as individual rooms or a combination dependant on the space required. Sizes range from 143 sq ft to 1,961 sq ft and are available on licence agreements. There are shared kitchen and toilet facilities.



Location

The property is located on Dunning Street in Tunstall, approximately 0.25 miles from the Town Centre. Sat Nav users should use postcode: ST6 5AP.

Accommodation

Room 1 : 143 sq ft (13.33 sq m) at £1,700 pa - LET

Room 2 : 408 sq ft (37.92 sq m) at £4,900 pa LET

or split into 2 : 245 sq ft (22.74 sq m) at £3,000 pa and 163 sq ft (15.11 sq m) £1,900 pa LET

Room 3 : 229 sq ft (21.29 sq m) at £2,700 pa LET

Room 4 : 133 sq ft (12.37 sq m) at £1,600 pa LET

Open space : 810 sq ft (75.26 sq m) at £9,000 pa

Room 5 : 163 sq ft (15.13 sq m) at £2,000 pa LET

Room 6/storage : 75 sq ft (6.98 sq m) at £900 pa LET

Total : 1,961 sq ft (182.18 sq m)

Services

Electric, water and heating are included within the rent.

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 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. 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.

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 - available on licence agreements prepared by the landlord at a cost of £250 + vat per licence.

Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the licence at a cost of £250 + vat per licence.

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.

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.

VAT

VAT is 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.

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