



Unit 2 Burslem Business Park Reginald Street

Burslem, Stoke-on-Trent, ST6 1DU

£11,000 Per Annum

1986.00 sq ft

A generous sized industrial/storage unit in Burslem Business Park which would suit a number of uses (subject to PP). The unit benefits from roller shutter access, approx 4.3m eaves, wc, kitchen, storage area, 2 offices.



Description

Incentives Available!

An industrial/storage unit within Burslem Business Park which would suit a number of uses (subject to PP). The unit has pedestrian access to one side leading into side industrial area with 2 offices, kitchen and w.c and archway into main unit with roller shutter door onto rear carpark. No vehicle repairs are permitted.

Accommodation

Main unit - 1076 sq ft (100 sq m)

Storage area 1 - 122 sq ft (11.33 sq m)

Side area including Kitchen & w.c. - 523 sq ft (48.60 sq m)

Office 1 : 101 sq ft (9.41 sq m)

Office 2 : 168 sq ft (15.62 sq m)

GIA - 1,986 sq ft (184.55 sq m)

Parking

There is 1 allocated parking space on site with tenants having a permit. NO HGV vehicles are allowed to park on site with access for loading & unloading only.

Services

There is no gas on the site. Electric and water are invoiced quarterly by the landlords through sub-meters. Tenants to insure their own contents.

The incoming tenant is responsible for having the EICR certificate within the unit, required under terms of the building insurance. Please note payment for the EICR is non-refundable.

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. Any change of use requires landlords consent.

Rating

The VOA website advises the rateable value for 2023/24 is £6,000. 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 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 new full repairing & insuring terms to be agreed with a minimum term of 3 years excluded from the landlord & tenant act.

Landlords will consider a break clause within this period but if exercised a penalty charge will apply.

Rent & Deposit

Rent is payable on 1st day of each month.

A deposit equal to 3 months rent is required.

EPC

Energy Performance Certificate number and rating is 120 E

VAT

VAT is to be confirmed.

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

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 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. The lease is a law society lease 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ

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