



## Unit 1, Ground Floor, Wood House Etruria Road

Hanley, Stoke-On-Trent, ST1 5NQ

£10,000 Per Annum

Ground floor office unit located in Wood House, on the outskirts of Hanley.

The unit would be ideal for medical professionals as well as a range of uses under class E.

1352.00 sq ft



## Description

The office is known as Unit 1 and is accessed through the main reception area on the ground floor.

Within Unit 1, there is one main office room, along with three smaller offices, a self contained kitchen and storage rooms.

## Location

Wood House is located on Etruria Road within walking distance from the Hanley. Etruria Road is one of the main arterial roads within the town centre connecting through to the A53 and A500 which links to the M6 and the wider motorway network. The property sits opposite Tesco and is within a short distance of Festival Park a leisure and retail destination.

## Accommodation

1,352 square ft / 125.60 square metres

## Services

Electricity and water are available subject to any reconnection which may be necessary. There is an option to take super fast fibre with 1GB download / 100mb upload.

## 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

\*\*\* ZERO RATES APPLICABLE \*\*\*

Rateable Value: £10,750.

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 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

A new lease on terms to be agreed from 12 months upwards. 3 years or greater preferred.

## Service Charge

A service charge of £2.80 psft is payable to cover costs associated with cleaning and lighting of communal areas and basic maintenance of these.

## EPC

Energy Performance Certificate number and rating is C (66)

## VAT

We have been advised Vat is 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 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.

Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com) [www.buttersjohnbee.com](http://www.buttersjohnbee.com)