



Hose Street Works Hose Street

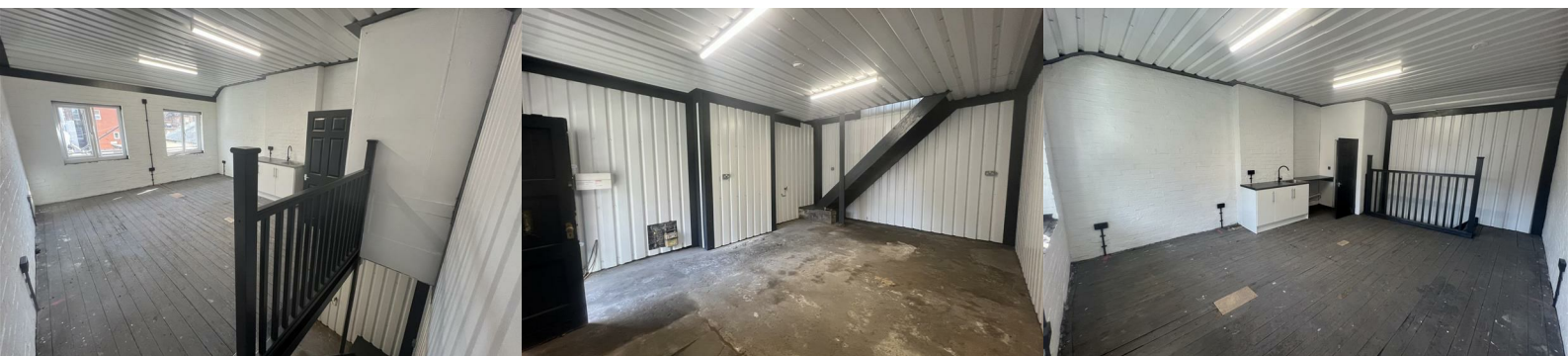
Tunstall, Stoke-on-Trent, ST6 5AL

Asking Price £70,000



579.00 sq ft

An individual two storey startup / storage unit at the bottom of Hose Street. The property is located at the end of a residential street, within a few minutes walk of Tower Square and Tunstall High Street. The property benefits from a roller shutter door, 3 phase electric, w.c and gas heating.



Location

Hose Street is located just off Roundwell Street, Tunstall and runs parallel with the High Street. It is a few minutes walk from Tower Square and is a mainly residential area.

Accommodation

Ground floor : 305 sq ft (28.30 sq m)

First floor : 274 sq ft (25.43 sq m) with w.c

Total : 579 sq ft (53.73 sq m)

Services

All mains services are available subject to any reconnection which may be necessary.

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 2024/25 is £2,075. 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 upto 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 - Freehold

Freehold with vacant possession.

EPC

Energy Performance Certificate number and rating is 118 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.

Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

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.