

# butters john bee bjb commercial



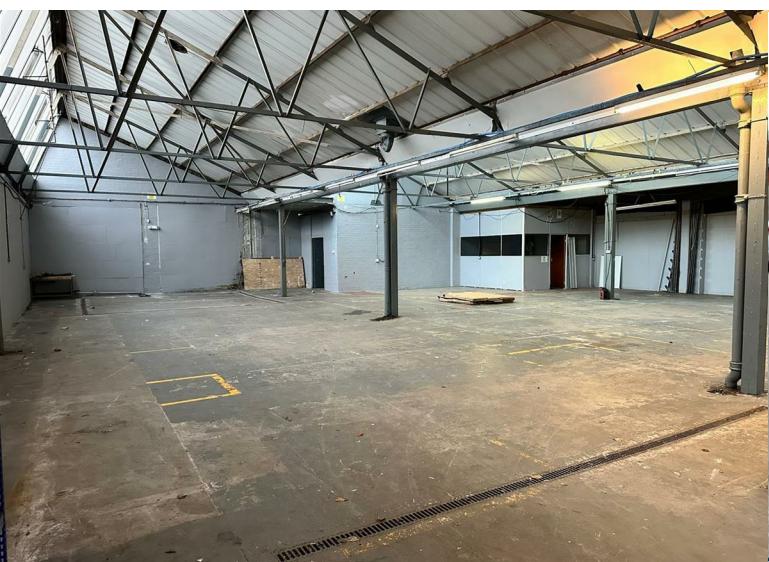
Unit 5 Sylvan Centre Normacot

Longton, Stoke-on-Trent, ST3 1PW

£18,000



5000.00 sq ft



## Description

Unit 5 forms part of the former Portmeirion Pottery Factory on Normacot Road in Longton. The unit provides warehouse/workshop space and will suit a variety of general storage, light industrial use. Given its proximity to the A50 it may lend itself to a distribution firm. There is a communal car park on site.

Motor Repairs are not permitted.

## Location

The property is located in Longton, Stoke-on-Trent on Webberley Lane close to the A50.

## Accommodation

GIA: 5,000 square foot (464.51 square metres).

## Services

Mains drainage and limited electrics are available. Please note there is currently no toilet/welfare facilities in the unit.

Meter - The property has a separate sub Meter.

## 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 from 1st April 2026 will be £14,000. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. 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

The Landlord and Tenant will enter into a Tenancy at Will agreement providing flexibility for both parties. For further information please see advice from a qualified legal representative.

## EPC

Energy Performance Certificate number and rating is  
TBC

## VAT

VAT is NOT applicable.

## Service Charge

The Tenant will pay a Service Charge premium (amount depending upon area taken) to cover the following:

Building Insurance, CCTV, Water usage, Water drainage and run-off, Drain cleaning, Weeding, Litter Picking, Other.

Service Charge Payment: £1,740.63 per annum

## 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 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 the landlord's legal costs in connection with the preparation of document. £150+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.