



## Unit 2 Eagle Works Leek New Road

Stoke-on-Trent, ST6 2LD

£4,800 Per Annum

REDUCED FIRST YEARS RENT!

Unit 2 Eagle Works has most recently been used as a cafe and provides 326 Sq ft (30.29 Sq m) of space. All enquiries are welcome!

To view please contact Butters John Bee on 01782 212201.

**326.00 sq ft**



## Location

Eagle Works is located on Leek New Road, opposite North Road and Britannia Business Park. Sat Nav users should use ST6 2LD.

## Accommodation

GIA: 326 Sq ft (30.29 Sq m)

## 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 April 2023 to present is £6,300. The standard non-domestic business rates multiplier is 55.5p. 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.

## Services

3 Phase electric (sub metered) will be installed within the unit. There is no gas.

## Tenure

A new lease for a preferred term of 3 years or more. Tenant break options may be considered after 18 months.

## Stepped Rent

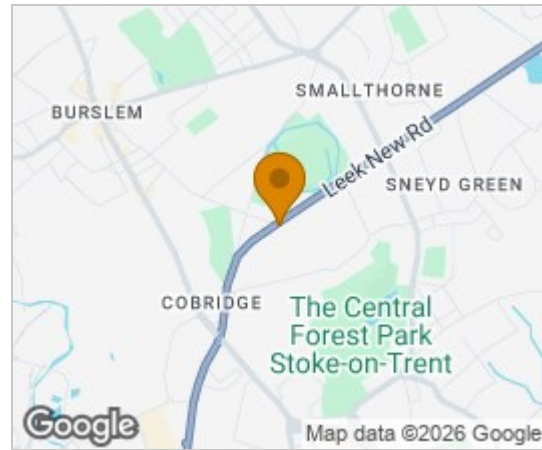
Year 1 - £4,800

Year 2 - £5,400

Year 3 - £5,400

A rent review would be required for a lease longer than 3 years.

## Area Map



## 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.

## Deposit Requirements

The incoming Tenant will be asked to pay a deposit equivalent of 1 months rent in addition to one months rent. The rent is payable monthly in advance.

## Legal Costs - Letting

The incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

## VAT

VAT is NOT applicable.

## EPC

Energy Performance Certificate number and rating is D (95)

## 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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