



The Boat House Hanley Park

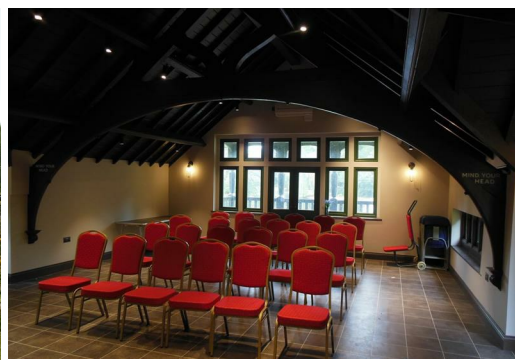
Hanley, Stoke-on-Trent, ST1 4DX

£8,000 Per Annum



744.00 sq ft

The Boat House is located within Hanley Park and is a grade II listed Victorian, fully restored Boat House.



Description

The Boat House is located in the south of the park and is a grade II listed Victorian, fully restored Boat House. It is located in a beautiful location with a Juliet balcony and views across the lake.

A main door leads into the space with a toilet and store room. There is a tiled floor with painted walls and full height ceiling into the attractive roof space.

Location

The premises are situated in the award winning Hanley Park and set within 24 hectares. Hanley Park is one of the UK's largest Victorian public parks and is close to a large residential area as well as Staffordshire University, Stoke on Trent College and a number of office and commercial buildings. Stoke on Trent has a population of some 391,927 and within one kilometer of the park over 10,000 people. There is also good access to the A500 an urban express way which runs through the heart of the Stoke on Trent conurbation, Stoke Railway station within half a mile of the park and Stoke on Trent City Centre 0.8 miles from the park. The Caudon Canal passes through the park and the Canal and River Trust estimates that 5,500 leisure boats per year travel along the canal and pass the park.

There are a number of car parks that service the park as well as a good bus service. In 2023 the park was visited by 1,029,213 people and this information is obtained from automated people counters installed at all entrances to the park. There is also a full program of organized events within the park.

Accommodation

Main Room 665 sqft 61.77 sqm

Store 79 sqft 22.11 sqm

Toilets

Services

All main water, electricity and drainage are connected.

Tenure

The property is available by way of a new lease on full repairing and insuring terms. There will also be a service charge.

Subject to Contract.

Rent

£8,000 per annum Subject to Contract.

Opening Times

There will also be minimum opening times to be agreed.

Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease at a cost of £1,000 plus VAT and Surveyors fees of £1,000 plus VAT.

Rating

The VOA website advises the rateable value for 2024/25 is to be confirmed. 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.

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.

EPC

Energy Performance Certificate number and rating is to be confirmed.

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.

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.

Use

The Council is keen to attract innovative and community lead proposals to bring this building back to life, for the benefit of the park users and the wider community wellbeing. For further information, please visit: <https://www.stoke.gov.uk/ourcityyourwellbeing>

The Council will consider purely commercial bids, but would encourage bids based on community leadership, and community wellbeing.

The rental, maintenance responsibilities and costs listed are based on a commercial letting and the Council are able offset these against proposals which provide wider economic, social or environmental wellbeing benefits.

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.

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