



Unit 11 Brownhills Business Park Canal Lane
Tunstall, Stoke-on-Trent, ST6 4RP

£7,500 Per Annum

1207.00 sq ft

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Description

Modern industrial warehouse of steel portal frame construction with brick/block infill up to a height of 2.29m (7.5 ft) with insulated profile cladding above and to the roof. The property benefits from having a roller shutter door to the front and office and WC together with a Mezzanine floor providing a further 1,044 Sq ft on top of the listed GIA of 1207 Sq ft.

Accommodation

Gross Internal Area: 1,207 Sq ft (112.11 Sq m)

Mezzanine: 1,044 Sq ft (96.99 Sq m)

Within the GIA:

Office: 116 Sq ft (10.78 Sq m)

WC

Please note: There is currently a mezzanine within the building providing. We have been advised that this does not comply to current regulations and therefore if the ingoing Tenant wishes for it to remain they will be required (by the landlord) to sign a liability waiver when the lease is issued. If the ingoing Tenant does not wish to use the mezzanine then they can remove it at their cost.

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.

Services

Mains Water, 3 phase electric and drainage are all connected to the property.

Rating

***** ZERO BUSINESS RATES ELIGIBLE *****

The VOA website advises the rateable value for 2025/26 is £11,500. 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.

Tenure

Leasehold On new terms to be agreed for a period of 3 years or more with an incentivised stepped rent of:

Yr1: £7,500

Yr2: £8,500

Yr3: £9,500

Service Charge payable of 40p per sq.ft plus VAT

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

Established Companies (Est 3 years or more)

Bjb will conduct an Experian credit report on the business. Should the report not meet our clients requirements then we may ask for a deposit and/or personal guarantor to the lease.

Individuals and new business (est 12 months or less)

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.

Legal Costs

The incoming tenant will contribute £450+VAT towards the cost of the lease.

VAT

VAT is applicable to this property.

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.



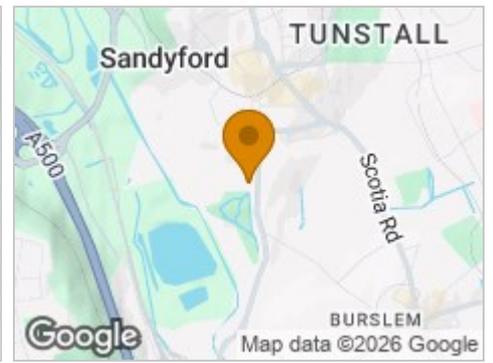
Road Map



Hybrid Map



Terrain Map



Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

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.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ
Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com