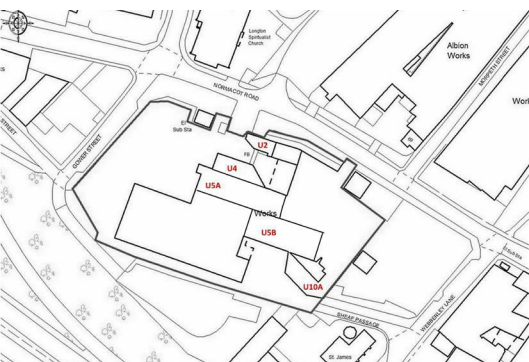


Unit 4 Sylvan Centre offers ground floor workshops with offices/stores above.



1452.00 sq ft



Description

The accommodation comprises part of the former Portmeirion Pottery Factory on Normacot Road in Longton. Unit 4 provides ground floor workshop stores with first floor stores/offices.

The property will be let 'as is'. The condition of the first floor may not suit all uses and this is reflected in the rent.

Location

The property is located in Longton, Stoke-on-Trent on Normacot Road close to the A50. Sat Nav users should use post code ST3 1PW and park on the car park which forms part of the centre.

Accommodation

GIA: 1,452 Sq ft (134.89 Sq m)

Services

Water, Mains Drainage and limited electrics are available.

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.

No Motor Trade Use.

Rating

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

We have been advised that the Rateable Value is £3,550 meaning it is 'Zero' rated for small businesses.

Tenure

Leasehold On new terms to be agreed.

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.

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 Payments: £451.57 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.

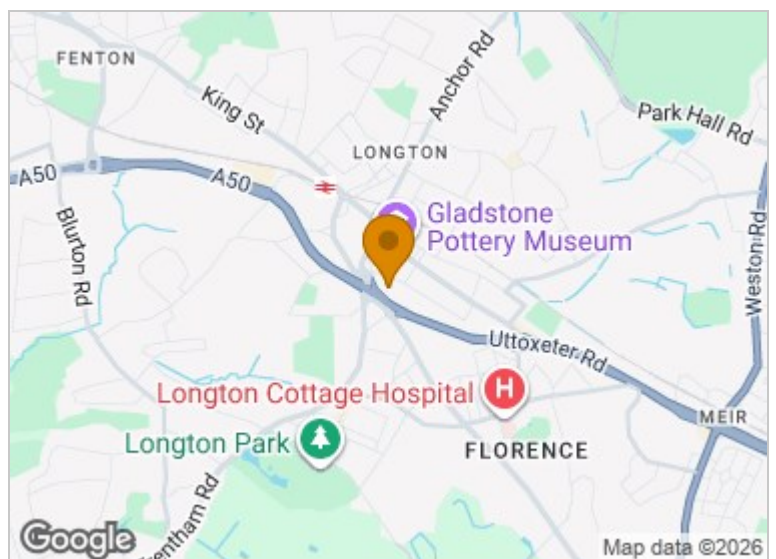
Legal Costs

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.



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