



## Unit 6 Lea Hall Enterprise Park

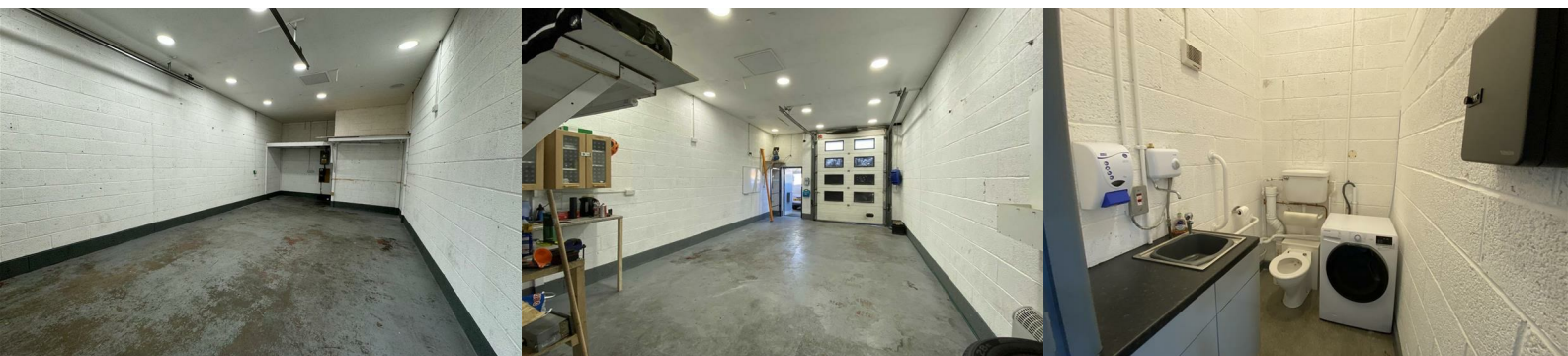
Wheelhouse Road Brereton, WS15 1LH

£7,500 Per Annum



500.00 sq ft

Modern workshop / warehouse unit located on Lea Hall Business Park in Rugeley. This presentable and clean premises are available to let on flexible terms at £625 per month plus VAT. The unit benefits from Roller Shutter Door, 3 Phase Power, WC. On site parking.



### Description

Modern warehouse/ workshop unit of brick construction under a pitched tile roof with Roller shutter door, 3 phase power and WC.

On site parking and flexible terms available!

### Location

The property is located on Lea Hall Enterprise Park off Wheelhouse Road in Rugeley. Sat Nav users should use post code WS15 1LH

### Accommodation

TOTAL GIA: 500 Sq ft (46.45 Sq m)

### Services

Electric and water are available subject to any reconnection which may be necessary.

### 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

\*\*\*\*\* ZERO RATES ELIGIBLE \*\*\*\*\*

The VOA website advises the rateable value for 2024/25 is £7,000. 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 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.

### Service charge and Insurance

Service Charge and Building Insurance is included within the rent.

### Tenure

Leasehold - on new terms to be agreed.

Rent £7,500 per annum + VAT

\*\*\* TAKE THIS PROPERTY ON IN AUGUST AND RECEIVE 2 MONTHS RENT FREE ! \*\*\*

Terms and conditions: No additional rent free will be agreed and the lease must be signed on or before the 31.8.26

### 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.

### 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.

### Area Map

