



## Unit 9 Burslem Business Park

Burslem, Stoke-on-Trent, ST6 1DU

£6,240 Per Annum



783.00 sq ft

A useful workshop unit located within Burslem Business Park, Burslem which would be ideal for some types of storage or a small workshop. The premises benefits from a roller shutter, pedestrian access door, suspended ceilings, internal PIR lighting, a small office, electric & water points and WC. Car repairs will not be permitted.



## Description

A useful workshop unit located within Burslem Business Park which would be ideal for some storage uses or a small workshop. The premises benefits from a roller shutter, pedestrian access door, suspended ceilings, internal PIR lighting, a small office, electric & water points and WC. There is 1 staff parking space on the lower carpark.

## Accommodation

Main workshop: 604 sq ft (56.20 sq m)

Entrance store and office: 179 sq ft (16.67 sq m)

WC

## Parking

There is 1 allocated parking space on site with tenants having a permit. NO HGV vehicles are allowed to park on site with access for loading & unloading only.

## Services

The unit benefits from 3phase electric and is invoiced by a sub meter in the unit. There is no gas supply at the premises. Tenants to insure their own contents.

## 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. Any change of use requires landlords consent.

## Rating

The VOA website advises the rateable value for 2023/24 is £4,550. The standard non-domestic business rates multiplier is 51.2p. 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.

## Tenure - Leasehold

Leasehold - on new full repairing & insuring terms to be agreed with a minimum term of 3 years.

Landlords will consider a break clause within this period but if exercised a penalty charge will apply.

## Rent & Deposit

Rent is payable on 1st day of each month.

A deposit equal to 3 months rent is required.

## EPC

Energy Performance Certificate number and rating is 107 E

## VAT

We have been advised Vat is not applicable to the rent on this property.

## 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 - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease. The lease is a law society lease prepared by Butters John Bee at a cost of £450 + 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 firms 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

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