



Unit 9 Edensor Road

Longton, Stoke-On-Trent, ST3 2QE

£9,200 Per Annum



1670.00 sq ft

A self contained industrial unit with private driveway / parking accessed via gates from Edensor Road. The property has previously been used as a garage but would suit a variety of uses. The property has a manual roller shutter door (2.8 m h x 3.8 m w).



Location

The property is located on Edensor Road within Longton, near the junction with Brook Lane. Brook Lane gives access to the roundabout with the A50 leading to Stoke-on-Trent and A500 in one direction and Uttoxeter / Derby in the other direction. The roundabout also gives access to Tesco Superstore and into Longton Town Centre.

Accommodation

Main Workshop : 874 sq ft (81.22 sq m)

Side Workshop : 261 sq ft (24.25 sq m)

Former Office : 76 sq ft (7.06 sq m)

Mezzanine (not accessed) : 459 sq ft (42.66 sq m) access to this area via ladders

Total : 1,670 sq ft (155.19 sq m)

Services

All mains services 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

The VOA website advises the rateable value for 2025/26 is £5,700. 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

Leasehold - on a new full repairing and insuring lease with terms to be agreed.

EPC

Energy Performance Certificate number and rating is TBC

VAT

We have been advised that VAT is NOT applicable.

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.

Credit Check

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 - Letting

The incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

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.

Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com