

Normacot Road/Webberley

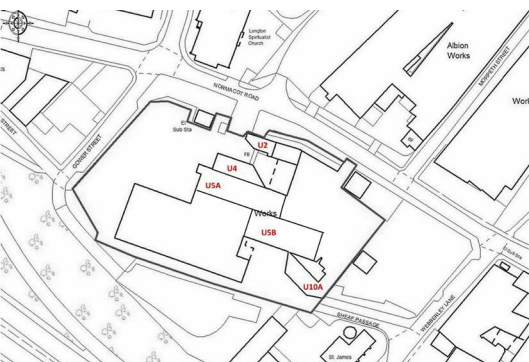
Longton, Stoke-on-Trent, ST3 1PW

£18,000 Per Annum



5193.00 sq ft

Unit 5b Sylvan Centre is a ground floor warehouse/storage unit with roller shutter door access to the front and an office and WCs within. Suit a variety of uses (Motor Repairs not permitted).



Description

Unit 5b forms part of the former Portmeirion Pottery Factory on Normacot Road in Longton. The unit is situated off Webberley Lane and provides warehouse/workshop space with office and WCs.

Will suit a variety of uses including storage of vehicles (for sales), general storage or light engineering use. Given its proximity to the A50 it may lend itself to a distribution firm.

Motor Repairs not permitted.

Location

The property is located in Longton, Stoke-on-Trent on Webberley Lane close to the A50.

Accommodation

GIA: 5,193 Sq ft (482.43 Sq m)
includes office and WCs

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.

Rating

The VOA website advises the rateable value for 2022/23 is £13,250. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. 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 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.

EPC

Energy Performance Certificate number and rating is TBC

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

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 Payment: £1685.45 Pa

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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