

## Uttoxeter Road

, Stoke-on-Trent, ST3 1PQ

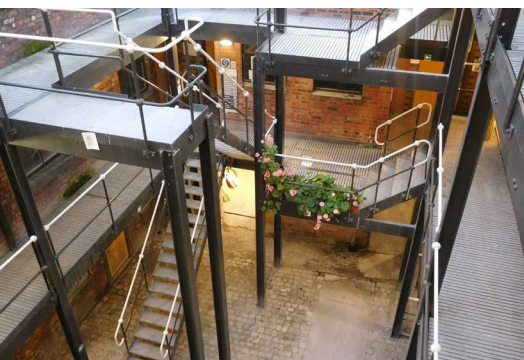
£1,200 Per Annum

Rents from £100 pcm - £225 pcm



188.00 sq ft

Roslyn Works was formerly a classic Victoria ceramics factory which was refurbished in 2008 and still has the bottle kilns in situ. The building was converted to 16 studio/workshops with 24 hour access and free on-site parking.



## Description

Formerly a Victorian ceramics factory, Roslyn Works was refurbished in 2008 and still has the bottle kilns in situ. The building has been split into 16 studio/workshop units and refitted as business accommodation. There is also access to the Gladstone Pottery Museum Café. The units have 24 hour access and free on-site parking as well as reception and waiting area, central post and parcel facility and 24 hour security and CCTV.

## Location

The property is situated on Uttoxeter Road to the north of Longton Town Centre and within walking distance of the main shopping area. There is direct access onto the A50 dual carriageway which links Stoke-on-Trent and the M6 Motorway through to Derby and the M1 Motorway at junction 24A. Longton is one of the six towns which make up the Stoke-on-Trent conurbation and has good access to all the Stoke-on-Trent Towns.

## Accommodation

Nothing available at present - please ring the office for details similar premises.

## Terms

The units are available on a licence agreement and the rents are exclusive of business rates with the tenant paying additional heating/energy charges for communal areas. Each room has its own electricity 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 Rateable Value will be assessed upon occupation. Many of the suites will fall under the ZERO business rates initiative provided your business meets the criteria set by the government and local authority. The standard non-domestic rating multiplier is 49.3 pence in the pound. The small business non-domestic rating multiplier is 48 pence in the pound, for properties with a rateable value up to £18,000. Bjb recommend parties make their own enquiries into any further business rate relief which maybe available.

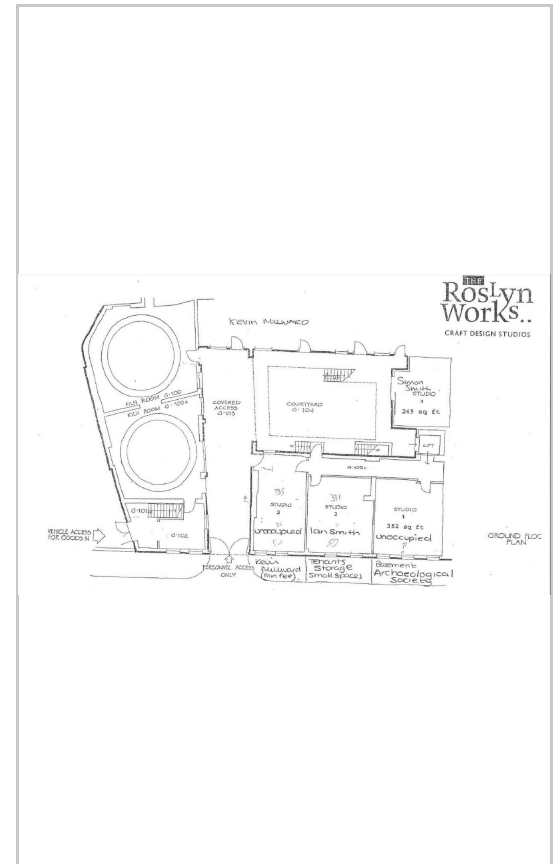
## Viewing

Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

## Area Map



## Floor Plans



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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