



Senate House

Etruria Road, Hanley, Stoke-on-Trent ST1 5NT

bjb
butters john bee

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£99,500 PER ANNUM

Prominent warehouse and former retail showroom on Etruria Road, Hanley located opposite NCF Furniture and adjacent to the new restaurant/leisure park with the likes of Costa, Nandos and TGI Fridays. The unit was previously used for the sale and display of beds and furniture, would suit Warehouse, distribution or sale of bulky goods



Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park,
Tel: 01782 212201
www.buttersjohnbee.com

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DIRECTIONS

The premises are situated fronting Etruria Road opposite the Octagon Retail Park, approximately 1 mile from Hanley City Centre. Festival Retail Park is ¼ mile from the property where there are a range of retail and leisure operators including Next, B&Q, Odeon and Waterworld.

DESCRIPTION

A refurbished and re-clad detached building of brick/block construction under a pitched roof incorporating natural lighting panels. The unit has a loading bay with roller shutter door, accompanied by glazed main entrance doors which lead directly into the unit. To the rear of the unit are offices, staff room and WC's. Car parking is available immediately in front of the unit. There is a yard to the side providing outside storage and additional parking. This prominent unit occupies an outstanding position, visible from one of the busiest roads in Stoke-on-Trent.

ACCOMMODATION

GIA: 15,425 Sq ft (1432.9 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 2019/20 stands at £34,250 . The standard non-domestic business rates multiplier is 50.4p. The small business multiplier is 49.1p up to a rateable value of £51,000. The Small Business Rate Relief will increase to 100% for businesses 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

A new FRI lease on terms to be agreed for a preferred term of 3 years or more.

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.

LEGAL COSTS

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

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.

CONTACT

For all enquiries other than viewings
please contact;

Butters John Bee

Paul Jeffries BSc(Hons)MRICS

Email : commercial@bjbmail.com

Or the Joint Agents;

Harris Lamb

01782 275860

Andrew Groves BSc (Hons) MRICS

Email: andrew.groves@harrislamb.com

IMPORTANT NOTICE

In accordance with the Property Misdescriptions Act
(1991) we have prepared these property particulars
as a general guide to a broad description of the
property. They are not intended to constitute part of
an offer or contract. We have not carried out a
structural survey and the services, appliances and

specific fittings have not been tested. All
photographs, measurements, floor plans and
distances referred to are given as a guide only and
should not be relied upon for the purchase of carpets
or any other fixtures or fittings. Lease details,
service charges and ground rent (where applicable)
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