



**Office Within, Beresford Trading Estate, High Street,
Stoke-on-Trent, ST6 5EU**

**327 Sq.Ft.
(30.37
Sq.M.)**



£6,500

Per annum

Open plan single office with separate kitchen and toilet. Two car parking spaces. The rent is all inclusive of outgoings except rates.

**To view: 01782 212201
commercial@bjbmail.com**



Description

The office is situated within the main office block on the Beresford Trading Estate with a front door leading to a reception area and a door specific to this office. The offices have recently been refurbished to provide one large office with inner corridor leading to a kitchen and separate toilet. There is also the ability to park to cars on site.

Location

The property is located on the main A50 Tunstall High Street approximately three quarters of a mile from its junction with the A527 which provides a direct link to the A500. The A500 is an urban expressway through the heart of the Stoke-on-Trent conurbation linking junctions 15 and 16 of the M6 Motorway. There is good access to all the Stoke-on-Trent towns as well as Tunstall Town Centre approximately half a mile south of the property which has a number of major retailers including an ASDA.

Accommodation

Ground Floor

Main Office 240 sq.ft (22.29 sq.m)

Kitchen 87 sq.ft (8.08 sq.m)

Toilet

TOTAL FLOOR AREA 327 sq.ft (30.37 sq.m)

Tenure

The property is available on terms to be agreed.

Rent

£6,500 per annum inclusive of electricity and heating but not inclusive of rates.

Rating

The VOA website advises the rateable value for 2018/19 are to be confirmed. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 48.0p 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.

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.



IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. 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) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.