



The Forecourt, Suites 6, 7 & 8 Albion Street, Hanley, Stoke-on-Trent, ST1 1QH

**1,200 sq.ft
(111.48
sq.m)**



£21,600

Per annum

AVAILABLE DECEMBER 2019

First floor office accommodation inclusive of gas, water, electricity and service charge but exclusive of VAT, business rates and telecommunications
An additional 600 sq.ft could be made available.

To view: 01782 212201
commercial@bjbmail.com



Description

The property comprises a first floor office suite situated within a 1937 art deco building which forms a prominent building within the Business and Cultural Quarter of Stoke-on-Trent City Centre. There is good natural lights and benefits from full central heating and double glazing. An intercom system gives access into the building with the office suite being accessed either by a lift or stairs. The offices are of good quality with carpeted floor and painted walls and ceilings. The building itself has some very interesting art deco features which have been preserved.

Location

The premises are conveniently located with good access to the pedestrianised area of Stoke-on-Trent City Centre (Hanley) and are within walking distance of the main facilities and amenities. Close by 151 apartments are under constructions in a mixture of one and two bedrooms as well as 140 bedroom Hilton Hotel also under construction. Both developments are looking to complete during 2019. Already there is 150,000 sq.ft. Grade A office close by which is fully occupied with Water Plus and The Davis Group in occupation as well as 105,000 sq.ft. Office building let to Stoke-on-Trent City Council, Staffordshire Police and North Staffordshire CCG.

Stoke-on-Trent City Centre (Hanley) is the major shopping area within Staffordshire and has an estimated retail catchment of 750,000 people. St. John's Street Car Park is close by as well as a multi million pound bus station terminal.

Accommodation

Total Floor Area - 1,200 sq.ft plus an additional 600 sq.ft could be made available.

Services

All mains services are available and subject to any reconnection which may be necessary.

Tenure

Tenure
A new lease on terms to be agreed. The rent is inclusive of gas, water, electricity and service charge but exclusive of VAT, business rates and telecommunications

Rent of £1,800 pcm plus VAT

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 2018/19 is to be confirmed. The small business multiplier is 48.0p. Tenants can claim relief directly from the City Council.

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 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.

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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.