



Professional Office Within, Reliance House, Moorland Road, Burslem, Stoke-on-Trent, ST6 1DP

**1190 sq ft
(110.5 sq m)**



£12,000

Per annum

An extensive professional office within the impressive Reliance House, Moorland Road, Burslem, benefitting from a shared kitchen and toilet facilities, a lobby/reception area, CAT5 cabling, central heating, 2 strong rooms safes and on site parking. Price is all inclusive save as to business rates and Internet. Office furniture may be available (subject to terms)

To view: 01782 212201
commercial@bjbmail.com



Description

An extensive professional office within the impressive Reliance House, Moorland Road, Burslem, benefitting from a shared kitchen and toilet facilities, a lobby/reception area, CAT5 cabling, central heating, 2 strong rooms safes and on site parking. Price is all inclusive save as to business rates and Internet. Office furniture may be available (subject to terms)

The office also has a separate individual alarm system, key fob entry and a main entrance intercom system.

Location

Reliance House is situated on Moorland Road and is within walking distance of Burslem Town Centre. Burslem is one of the six towns which make up the Stoke-on-Trent conurbation and is located to the north. Burslem has local shops with the main shopping available to the north in Tunstall or to the south in Stoke-on-Trent City Centre. There is also good access onto the A500 which links junctions 15 and 16 of the M6 Motorway.

Accommodation

Office: 890 sq ft (82.6 sq m)

Strong room: 218 sq ft (20.25 sq m)

Strong room: 82.4 sq ft (7.65 sq m)

Rent

A stepped rent is proposed as follows:

Year 1: £12,000pa

Year 2: £13,000pa

Year 3: £14,000pa

All inclusive except for business rates and internet.

Tenure

Leasehold on new terms to be agreed preferably for a minimum term of 3 years. A rent deposit is also required as part of these terms.

Services

All services are available, prices quoted are all inclusive of services (gas, electric and water)



Business Rates

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.

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.

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.

Credit Check

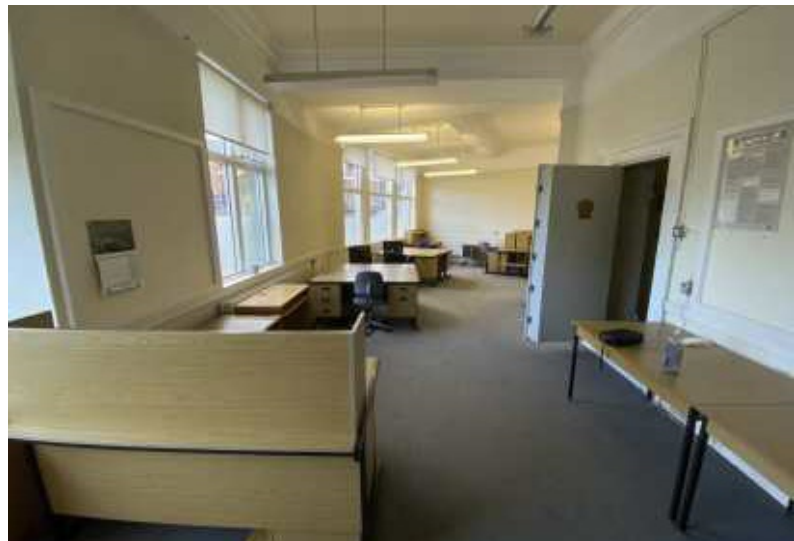
On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required 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 cost of drafting the rental agreement.

EPC

For whole building is 'C'



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.