



Unit To The Rear Of 54-56, Victoria Road, Fenton, ST4 2LJ

971 sq ft
90.19 sq m



£5,800

Per annum

A single storey industrial unit with office and toilet. The property benefits from a pedestrian door along with double doors, 3 phase electric and alarm system (not tested).

To view: 01782 212201
commercial@bjbmail.com



Description

A single storey unit which benefits from office and toilet, 3 phase electric and alarm system (not tested). The property has a height of 2.4m with double doors as well as a pedestrian door.

Location

The property is located on William Street to the rear of the Premier convenience store at 54-56 Victoria Road (A50).

Accommodation

Entrance : 99 sq ft (9.19 sq m)
Unit : 765 sq ft (71.04 sq m) including w.c.
Office : 107 sq ft (9.97 sq m)

Total : 971 sq ft (90.19 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 2020/21 is TBC. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p 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.

Tenure

Leasehold - on new terms to be agreed with a minimum term of 3 years.

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.

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

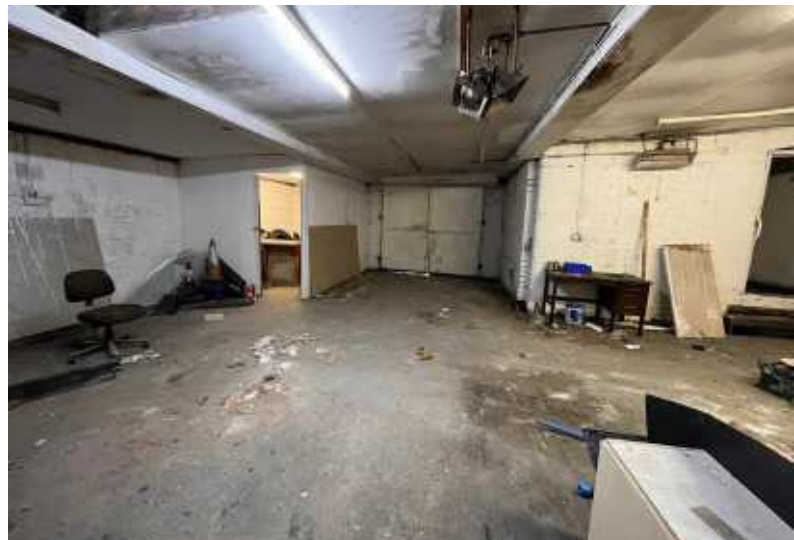
Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

Contact

For all enquiries other than viewings please contact;

Tamzin Eales

Email : commercial@bjbmail.com



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.