



Land At, Madeley Street, Tunstall, Stoke-on-Trent, ST6 5AT

0.11 Acres

£4,500

Per annum

A plot of land on the corner of Madeley Street and Goodfellow Street. The landscaped site may suit commercial uses such as off street parking, a builders yard or similar uses. It would be the prospective Tenants responsibility to seek any official change of use. Rent free available.

To view: 01782 212201
commercial@bjbmail.com



Description

An area of grassed land with trees which may suit commercial uses such as off street parking, a builders yard etc. It would be the responsibility of the prospective Tenant to seek any official change of use and surface/fence the land (if required). The landlord, in return, will offer a rent free of up to 4 months to assist.

Location

The land is located in a residential location approximately 0.2 mile from Tunstall Town Centre) and 1.2 Miles from the A500.

Services

No services are present, although mains electric, water and drainage are available nearby subject to connection and costs.

The ingoing Tenant may wish to consider solar power and 'off mains' water to minimise costs.

Rating

At present the premises are not listed within the Rating List.

Planning & Supporting Documentation

We are not aware of any current planning consents in relation to the site. All interested parties are advised to make their own enquiries with the Local Planning Authority regarding their proposed use of the land (Stoke-on-Trent City Council 01782 232372)

Tenure

A new lease for a preferred term of 3-5 years (or longer).

Legal Costs

The ingoing Tenant will be asked to contribute £350+VAT towards the preparation of the lease.

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.

Viewing

Viewing is available from the Public Highway.

Subject to Contract

Misrepresentation Act 1967: These Particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors.

All prices quoted are exclusive of VAT if applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.

All areas and dimensions given are approximate only

Looking for Residential Land?

Please note that not all residential development land will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.



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.