

TO LET

Trade Counter / Industrial Premises

Unit 10 Oldham Street, Hanley, Stoke-on-Trent, ST1 3EX

2,105 SQ.FT.

196 SQ.M.



**SANDYFORD
PROPERTIES**

COMMERCIAL PROPERTY INVESTMENT & MANAGEMENT

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Louis Taylor

Contact: Ben Hulse

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Mobile: 07341 856456

Website: www.louis-taylor.co.uk

LOCATION

The property forms part of a small development of nine modern units located approximately half a mile to the south of Hanley City Centre. It is accessed via Lichfield Street and Hampton Street and enjoys excellent road links throughout the Potteries conurbation. The A500 can be found 1.4 miles south of the property.

DESCRIPTION

A modern workshop/warehouse unit with the benefit of a stud partitioned office area with parking located to the rear of the unit and a shared tarmac yard to the front. The warehouse benefits from an electronically operated roller shutter door and has an eaves height of 3.55m. The unit also has the benefit of three phase electricity, LED lighting throughout and W/C's.

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

ACCOMODATION

Gross Internal Area of 2,105 SQ. FT. (195.56 SQ. M.)

PLANNING

This property falls under use Class B2 and B8 of the Town and Country Planning (Use Classes) Act 2020. We recommend all interested parties satisfy themselves that their proposed use is authorised.

RENT

Rent - £18,945 per annum.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – TBC.

SERVICES

Mains electric and water are believed to be connected to the property but have not been tested. Interested parties should make their own enquiries to relevant statutory authorities.

BUSSINESS RATES

Enquires to the Valuation Office confirm the property has a rateable value of £10,000 (2023 listing). We would recommend that further enquires are directed to the Local Rating Authority (Stoke On Trent City Council).

LEAGAL COSTS

Each party is responsible for its own legal and professional costs in connection with the transaction.

VAT

All prices quoted are exclusive of VAT which is applicable.

MONEY LAUNDERING

We are required to undertake identification checks of all parties leasing and purchasing property.





CONTACT

For further details or to arrange an inspection please contact:

Charlotte Worthington, MRICS

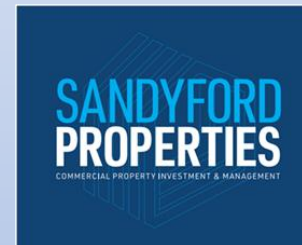
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