

KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- First Floor Office
- Heating And Lighting Included
- Close To Town Centre
- Attractive Office Accommodation
- Ample Free Parking
- Ask an Adviser for More Details.



Room 3 Minton Building, London Road
Stoke-On-Trent, ST4 7QE

Annual Rental Of
£6,300

Description

First floor room available in The Herbert Minton Building.

The Herbert Minton Building is an attractive Grade II listed building built in 1859. It was designed by Murray and Pugin for Minton's, It is in Stoke town centre close to Sainsbury's, Lloyds Bank and other local amenities. Formerly occupied and upgraded by the NHS, the building is now owned by a Church organisation who are seeking tenants to occupy the office space within the building. There are a range of room sizes and these can be combined to a single letting if required.

The rent will include heating and lighting, building insurance and use of the lifts. Each main room is carpeted and has natural light and blinds. There are store rooms which can be added to the accommodation if required. Dedicated parking is available in the car par adjoining the building. Heating is via a gas fired boiler and radiators in each room. There are toilet and kitchen facilities on each floor.

Rent - £6,300 p.a.

Term- to be agreed. Inclusive of overheads as above.

Rates-Small Business Relief may be available to occupiers please enquire of SOTCC.

Ground Floor

Room 1

To be let separately.

Room 2

To be let separately.

Store

To be let separately.

Stores

To be let separately.

First Floor

Room 3

58.45 m2 carpeted suspended ceiling, dado trunking

Room 4

To be let separately.

Room 5

To be let separately.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

sales • lets • surveys • auctions



www.keates.uk.com



Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

