Richardson

Commercial Property Specialists

Unit 4, Sylvan Centre,
Normacot Road
Stoke-on-Trent,
ST3 1PW

TO LET £7,200 Per Annum



- Ground Floor Workshop Stores
- First Floor Stores/Offices
- On-Site Parking
- GIA: 1,452 Sq ft (134.89 Sq m)
- No Motor Trade
- Close To A50
- Flexible Terms
- To Let

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

RICS www.richardsonsurveyors.co.uk **01780 758007**

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LOCATION
The property is located in Longton, Stoke-on Trent on Normacot Road close to the A50. Sat Nav users should use post code ST3 1PW and park on the car park which forms part of the centre.

DESCRIPTION
The accommodation comprises part of the former Portmeirion Pottery Factory on Normacot Road in Longton. Unit 4 provides ground floor workshop stores with first floor stores/offices. The property will be let 'as is'. The condition of the first floor may not suit all uses and this is reflected in the rent.

ACCOMMODATION
GIA: 1,452 Sq ft (134.89 Sq m)

SERVICES
Water, Mains Drainage and limited electrics are available.
Meter - The property has a separate electricity sub Meter

PLANNING
Richardson 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. No Motor Trade Use.

BUSINESS RATES
Richardson recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available. We have been advised that the Rateable Value is £4,750 meaning it is 'Zero' rated for small businesses.

TENURE
Leasehold. On new terms to be agreed. The Landlord and Tenant will enter into a Tenancy at Will agreement providing flexibility for both parties. For further information please see advice from a qualified legal representative.

SERVICE CHARGE
The Tenant will pay a Service Charge premium to cover the following:
Building Insurance, CCTV, Water usage, Water drainage and run-off, Drain cleaning, Weeding and Litter Picking.
Approx cost: £457 per annum

EPC
Energy Rating: Tbc

ANTI MONEY LAUNDERING
Prospective tenants will be required to provide ID Documentation (certified copies of passport, driving licence, utility bill) and pass the necessary Anti-Money Laundering checks undertaken by the agent prior to completion of the lease.

LEGAL COSTS
Payable by the ingoing tenant to the agent. There will be a lease arrangement fee of £150.00 plus VAT.

VIEWING
For an appointment to view or further information please contact -

Andrew Leech t:01780 758007 M: 07812 086550
e:aleech@richardsonsurveyors.co.uk

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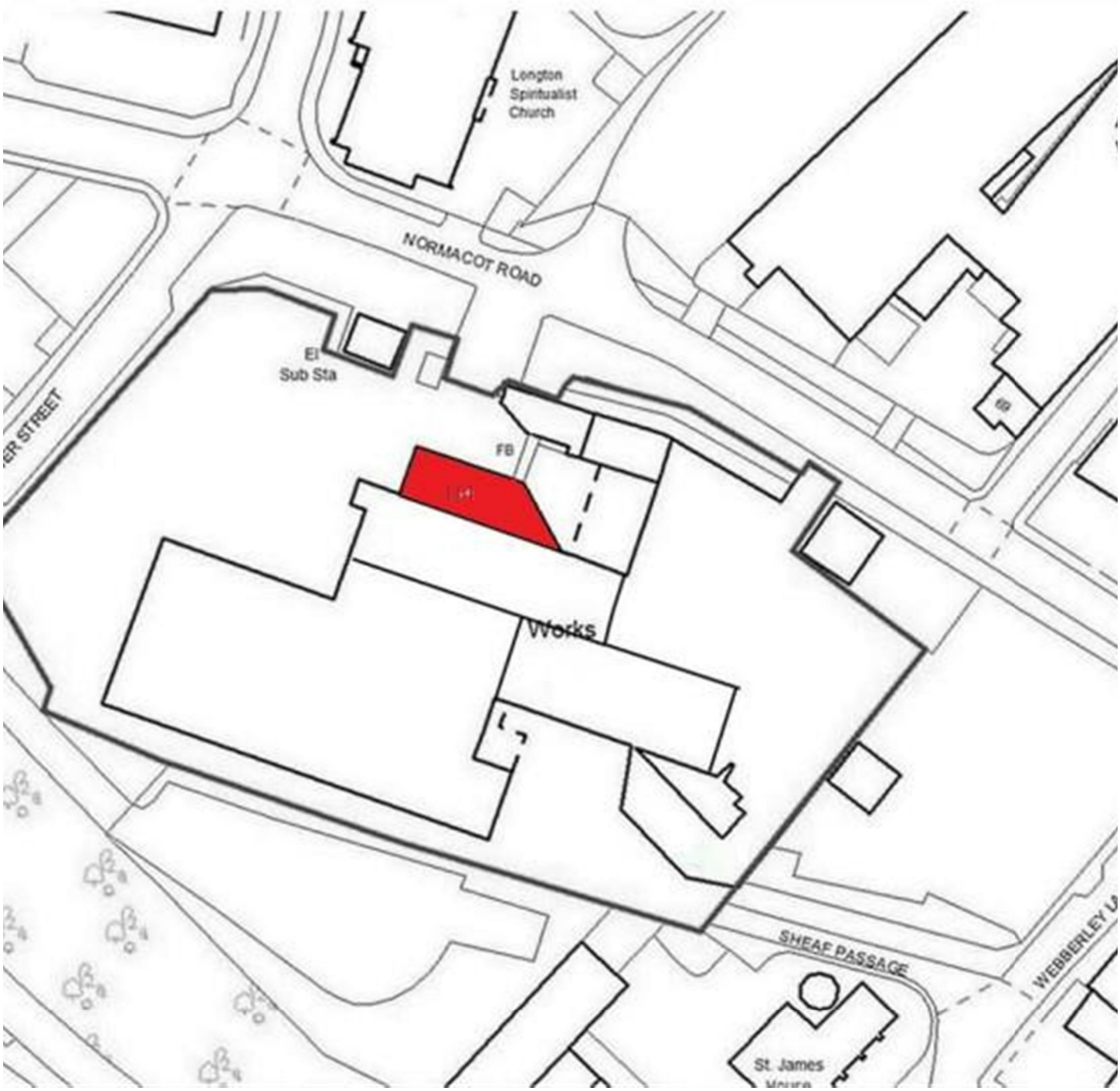
Longton
Spiritualist
Church
NORMACOT ROAD
El
Sub Sta
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Works
SHEAF PASSAGE
St. James

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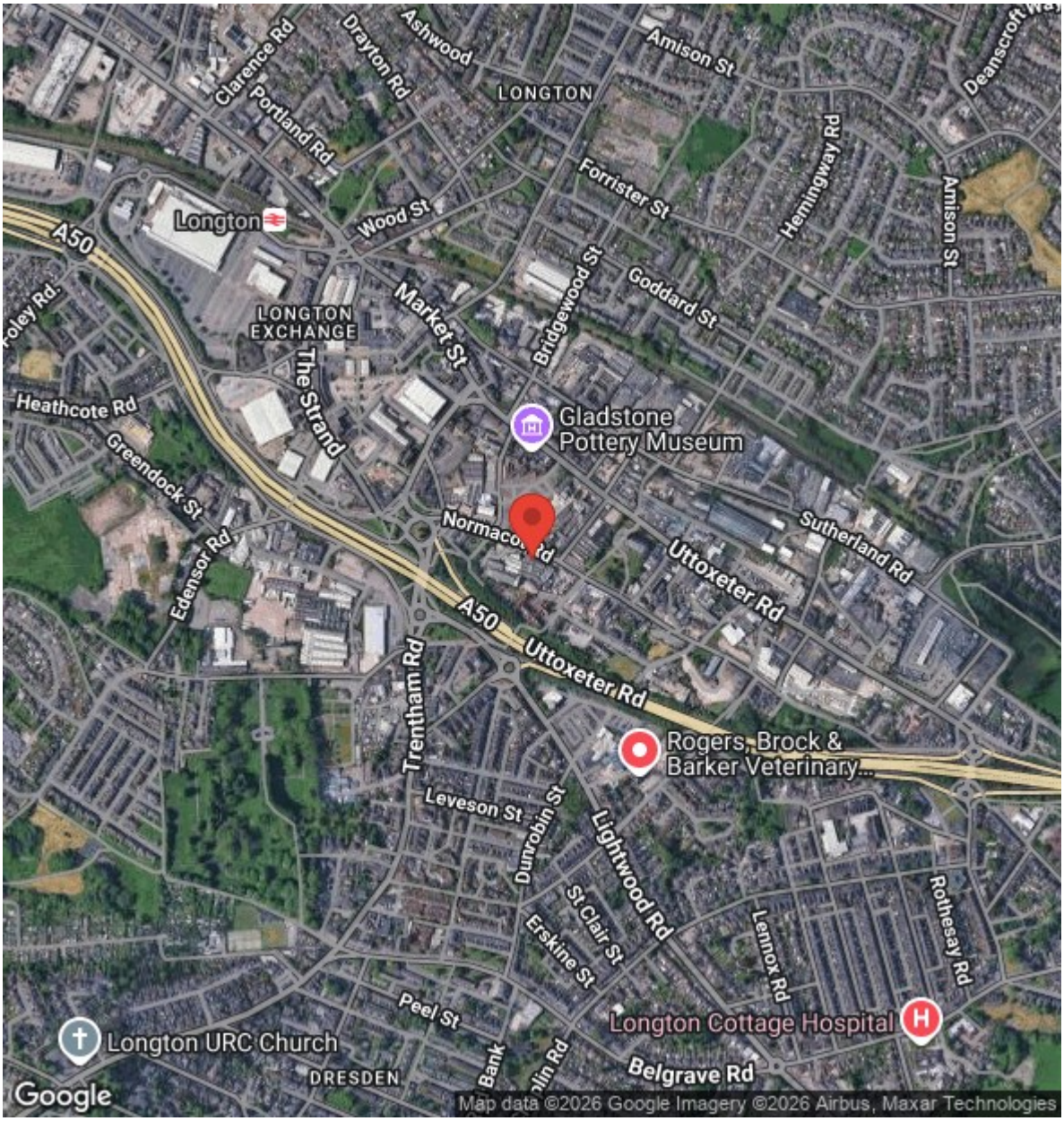

IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.