

TO LET

SELF-CONTAINED INDUSTRIAL UNIT

UNIT 35 ELENORA STREET, STOKE-ON-TRENT, ST4 1QE



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STOKE-ON-TRENT, ST4 1QE

LOCATION

The property is prominently situated on Elenora Street on the periphery of Stoke town centre. It benefits from its proximity to the A500 dual carriageway and Junction 15 of the M6 Motorway which is approximately 3.5 miles distant. Stoke-on-Trent Railway Station is under half a mile away from the unit.

DESCRIPTION

The property comprises an industrial/trade counter unit of traditional brick construction beneath a pitched and clad roof surface. It is situated within a secure, fenced site area and briefly comprises the following characteristics:

- Trade counter and offices
- Gas central heating (not tested)
- Kitchen and WC facilities
- Warehouse with separate storage areas
- Under cover loading
- Car parking

| ACCOMMODATION | SQ.FT | SQ.M |
|---------------------|-------|--------|
| Warehouse & Offices | 995 | 92.44 |
| Lean-to | 775 | 72.00 |
| Total | 1,770 | 164.44 |

TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£7,500 per annum exclusive of VAT.

EPC

D-92.

RATING ASSESSMENT

The Rateable Value listed in the 2017 list is £4,950.

The Business Rates Multiplier for premises with a rateable value less than £51,000 is 0.491p in the pound. Small businesses may benefit from the Small Business Rates Relief Scheme of 100% relief for premises with a rateable value of £12,000 or less, or a tapered relief on premises with a rateable value between £12,001 and £15,000. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

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

VAT

All prices and rent are quoted exclusive of VAT which may be payable.

Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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iv) all rentals and prices are quoted exclusive of VAT.

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