

Stoke-on-Trent

Blurton Road Services, ST3 2AQ

Unit To Let Adjacent To PFS

**LYONS
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LETTS**
PROPERTY CONSULTANTS



Location and Description

The premises occupy a prime unit within Blurton Road Services in Stoke-on-Trent. The unit benefits from a fully fitted 473 sqft (43.99 sqm) cold store.

Occupiers include **Asda Express, Greggs, Subway and EG Petrol Station**. Other occupiers close by include **Premier Local** and **St Mary's Fish Bar**.

Lease Details and Rent

The premises are available on a new effective full repairing and insuring lease, for a term to be agreed.

Rent – £40,000 pax

Virtual Tour

https://youtu.be/XI0eyCP1EAM?si=QjYMr0I_nAfjMEDJ

Accommodation:

The building comprises the following approximate floor areas:

FLOOR	SQ FT	SQ M
Ground Floor	1,591	147.9

Business Rates

Rateable Value 2023: To be assessed

Service Charge

Service Charge 2025: TBC

VAT and Costs

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request.



All Enquiries

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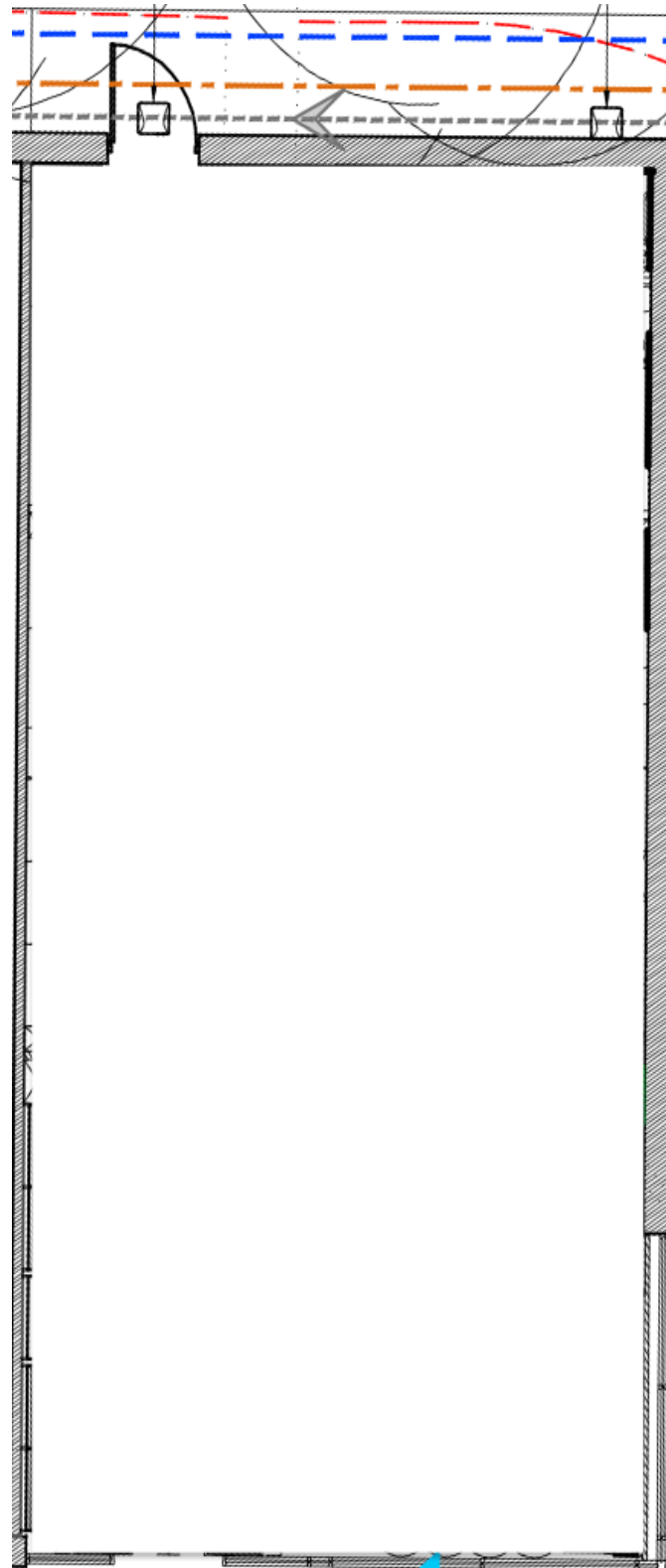
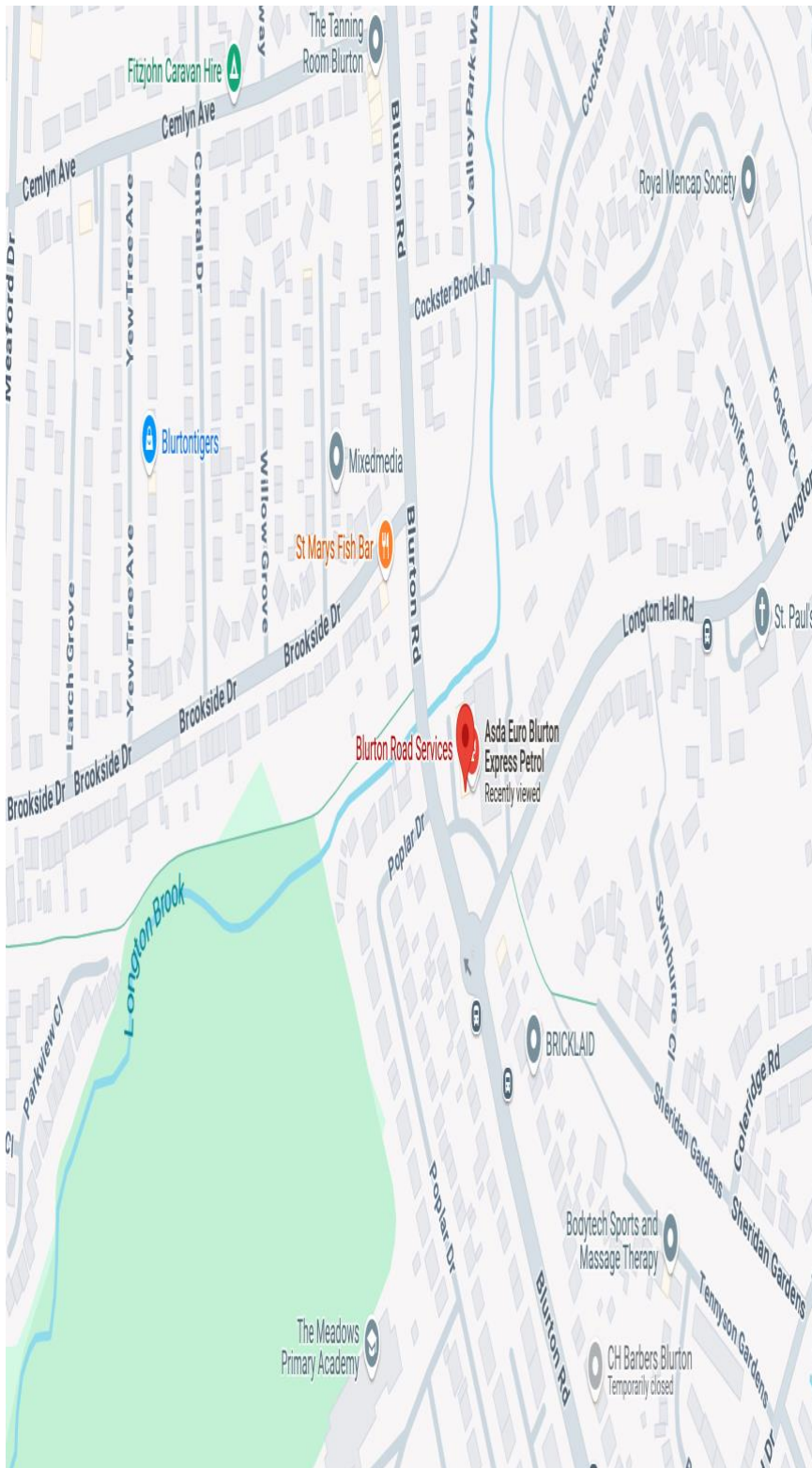
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March 2025. Subject to Contract.

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