

# TO LET

RETAIL / OFFICE PREMISES – 'POTTERS SHED' IN UNIT 6 UNAFFECTED

UNIT 5 DUDSON BUSINESS PARK, NILE STREET, BURSLEM, STOKE-ON-TRENT, ST6 2BA



Contact Rob Stevenson: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

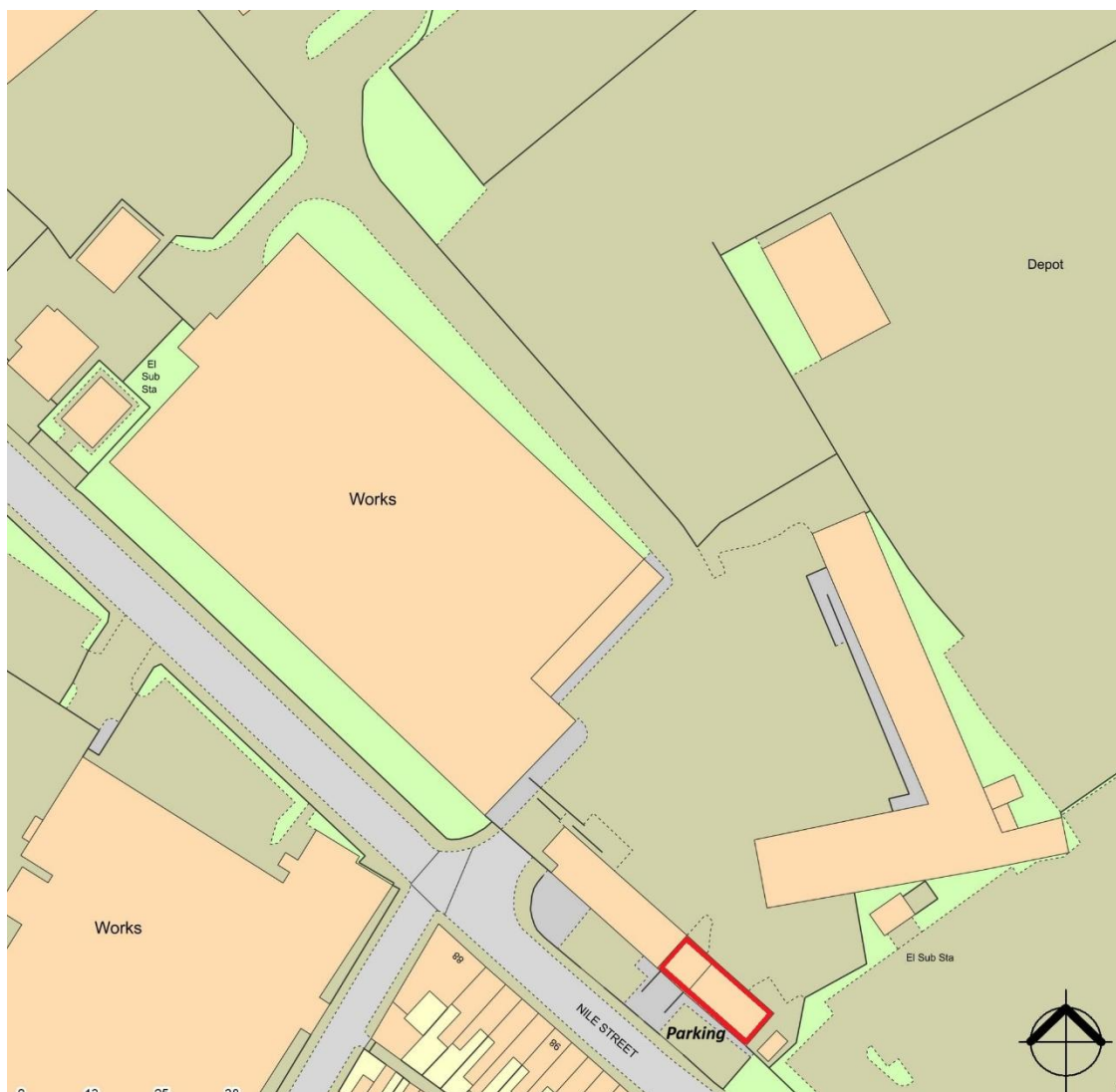
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## RETAIL / OFFICES

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### LOCATION

The site is located on Nile Street on the outskirts of Burslem town centre in an established commercial location with good road links for the Stoke-on-Trent conurbation.

- Hanley Town Centre: 2 miles
- A500: 1.5 miles
- M6 J15: 6.8 miles
- M6 J16: 7 miles

### DESCRIPTION

The property is a bungalow of brick construction beneath a pitched tiled roof, forming the front unit onto the business park. There is parking for 4 vehicles to the front of the unit and easy access with the tarmacadam ramp to the front door. The premises also benefits from external manual roller shutters.

Internally, the unit has a open display entrance and then retail area, which currently has some stud partitioned areas but could be returned to open plan depending on occupiers requirements. The retail area is a mixture of carpet and tiled flooring, plastered ceiling and heated by way of gas central heating.

ACCOMMODATION	SQ M	SQ FT
Total shop frontage 19.71m		
Total shop depth 7.4m		
<b>Total NIA</b>	<b>143.16</b>	<b>1,541</b>



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## TENURE

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

## SERVICE CHARGE

A service charge is levied to cover the maintenance and upkeep of the common items parts of the estate and its management thereof.

## RENT

£10,000 per annum exclusive.

## RATING ASSESSMENT

The property is to be reassessed. We recommend that enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## PLANNING

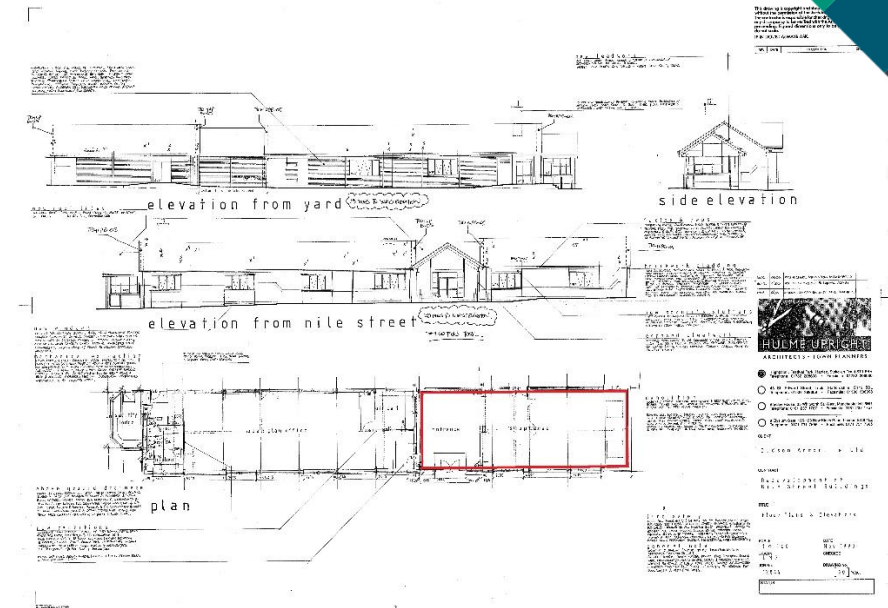
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## VAT

All prices and rent are quoted exclusive of VAT which is applicable.

## SERVICES

Single phase electric supply via submeter and water services are connected. Gas is connected and will be allocated to this unit only. A fire alarm system has recently been installed. Interested parties are advised to make their own investigations to satisfy themselves of their suitability. The Landlord is intending to install toilet facilities in the premises.





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## EPC

B-46, expires March 2032.

## LEGAL COSTS

Each party are responsible for their own legal and professional costs in connection with the transaction.

## CONTACT

**Rob Stevenson**

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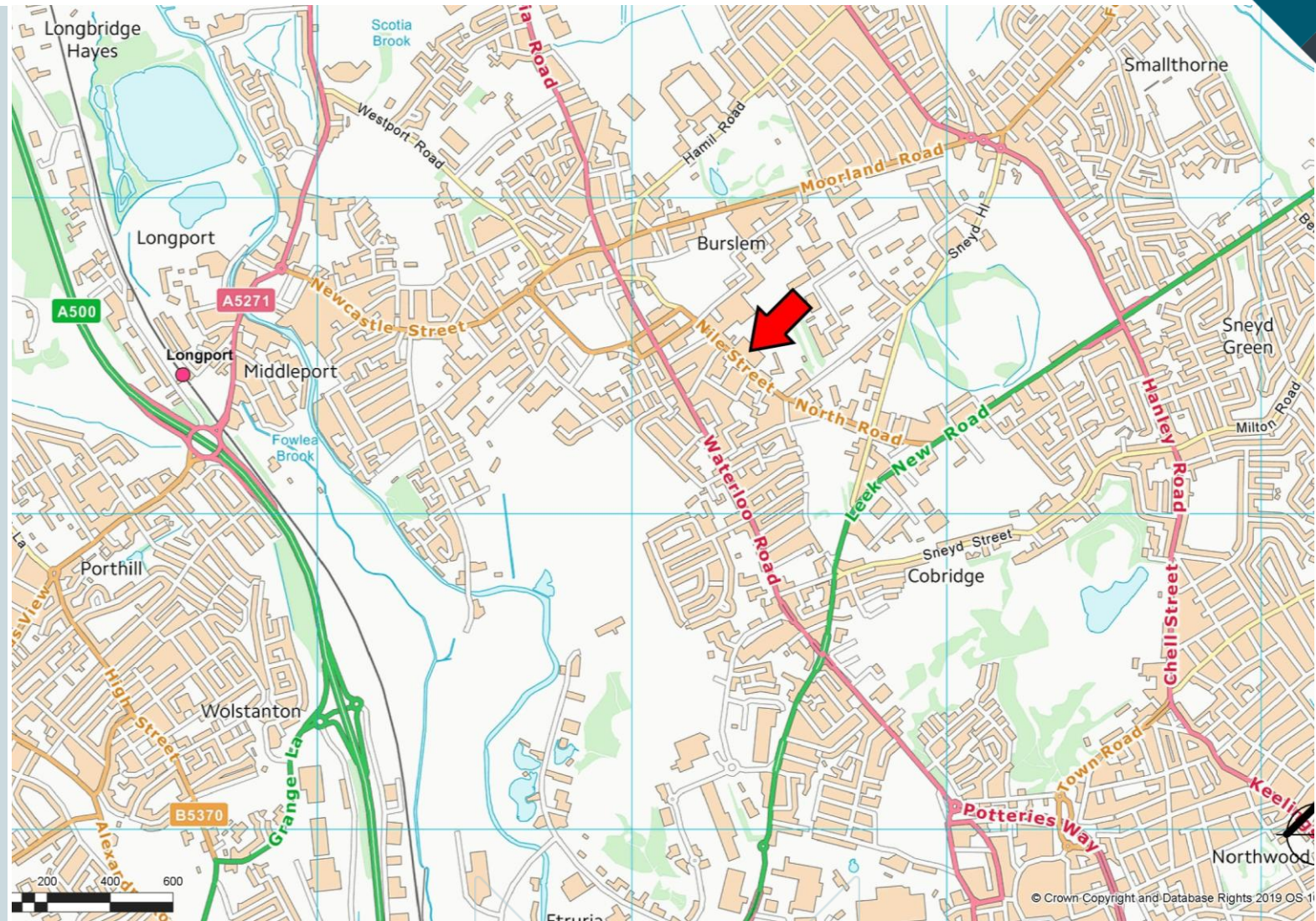
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We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



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The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



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## Residential Valuation

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