

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 31 PARSONAGE STREET, TUNSTALL, STOKE-ON-TRENT, ST6 5HL



Contact Rob Stevenson rob@mounseysurveyors.co.uk

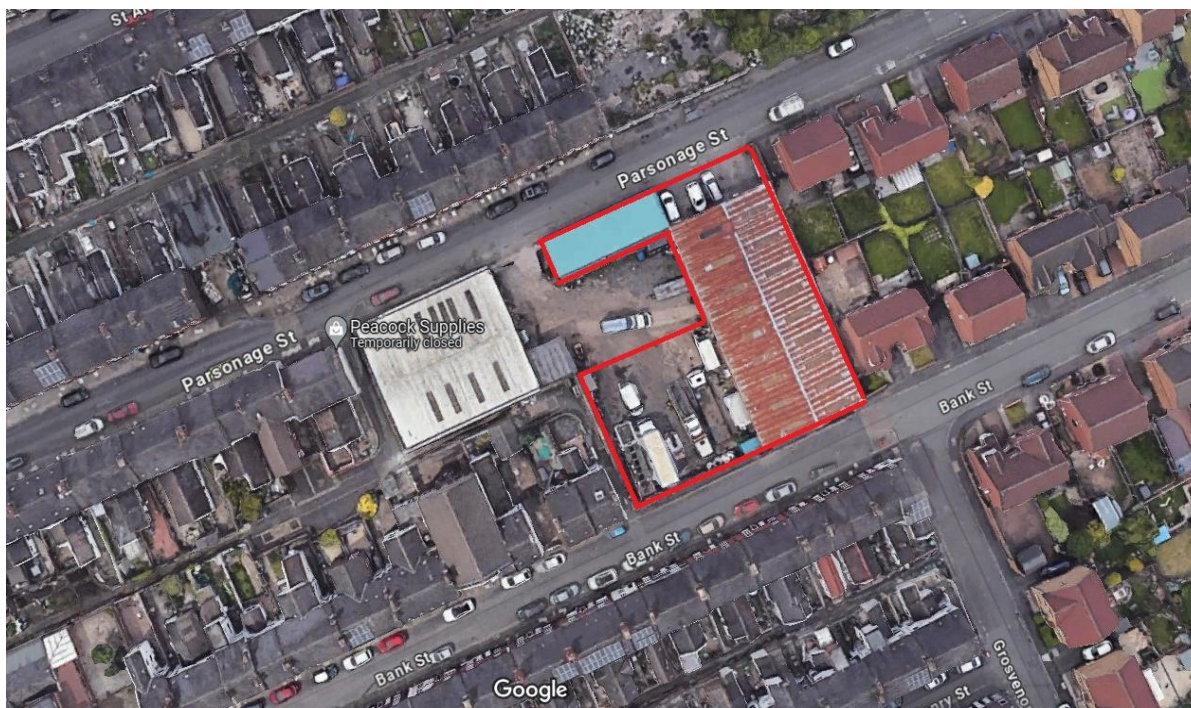
T - 01782 202294

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LOCATION

The subject property is situated on Parsonage Street, accessed from High Street or Summerbank Road, approximately half mile from Reginald Mitchell Way and two miles from the A500 'D' road.

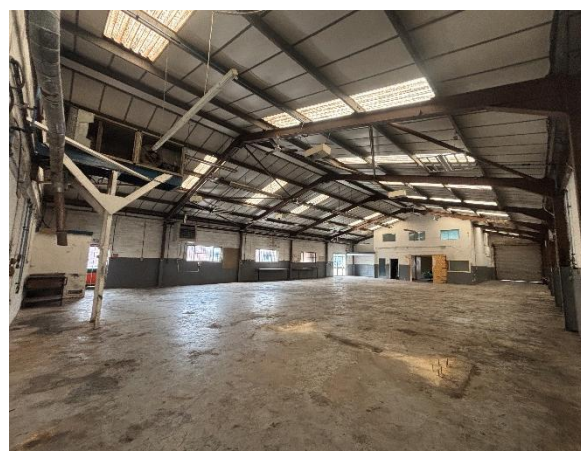
DESCRIPTION

The unit is a rectangular warehouse with parking and roller shutter to the front elevation, under a metal clad roof and eaves height of 4.2m. Internally, the unit has a two storey section providing ground floor stores, kitchen and WCs, with first floor offices. The unit also benefits from a 3 phase electric supply and mains water, gas has been disconnected.

Adjoining is a single storey office building with a range of offices, kitchen, WC and shower.

The premise benefits from a section of the shared yard, accessed via the black gates, extending to approximately 420 sqm and shown edged red.

Vehicle repair/maintenance uses will be considered, subject to terms.



ACCOMMODATION	SQ M	SQ FT
Warehouse ground floor	555.62	5,981
First floor offices/stores	123.69	1,331
Single storey offices	96.85	1,042
Total GIA	776.16	8,354

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TENURE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed. The lease will include for a service charge in connection with any shared services.

RENT

£32,000 per annum.

EPC

E-110

RATING ASSESSMENT

The rateable value in the 2023 listing is £22,000. 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).

VAT

All prices and rent are quoted exclusive of VAT which is not applicable.

SERVICES

The premises have three phase electric and water connected. Gas is not connected. Services have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

The ingoing Tenant is responsible for the Landlords reasonable legal costs for the preparation of the Lease.

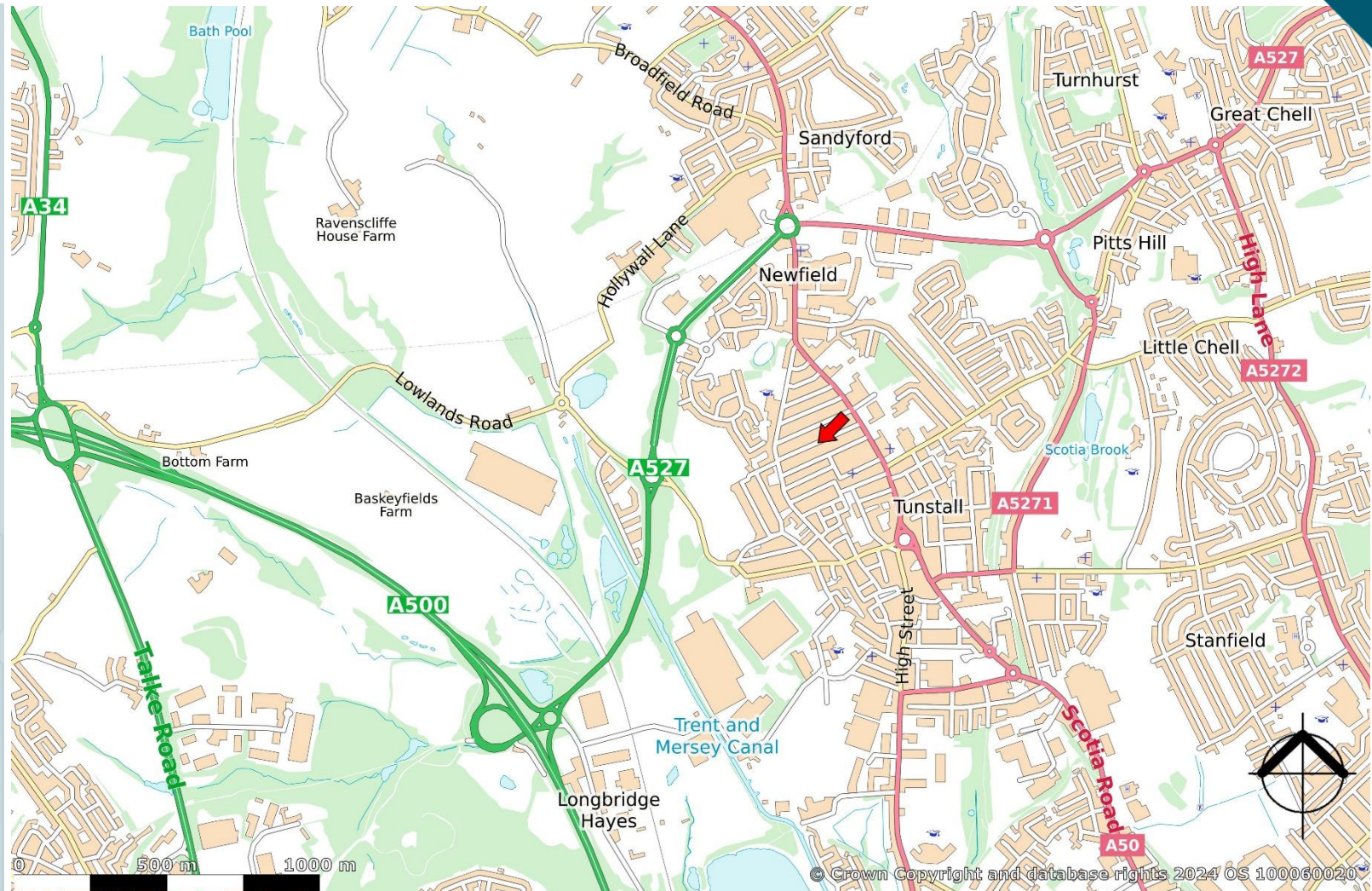
CONTACT

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We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



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Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.