

TO LET

OFFICE PREMISES

FIRST & SECOND FLOOR OFFICES, SWAN SQUARE, BURSLEM, STOKE-ON-TRENT, STAFFORDSHIRE, ST6 3EA



Contact James Craine: james@mounseysurveyors.co.uk

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LOCATION

The property is prominently located on Swan Square, in close proximity to its intersection with Moorland Road in Burslem town centre. Burslem comprises a range of town centre amenities including retail, banking, public houses and restaurants.

DESCRIPTION

The property comprises first and second floor offices with a private entrance which have been fully refurbished to a high standard. The accommodation is configured as a combination of open plan and cellular rooms whilst benefitting from kitchen and WC facilities. In addition to use as office accommodation, the property is also considered suitable for a range of alternative uses (subject to planning permission).

TENURE

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

RENT

£6,600 per annum exclusive of VAT.

EPC

The property has an EPC rating of D-79.

ACCOMMODATION	SQ M	SQ FT
NIA	102.28	1,100

RATING ASSESSMENT

The current rating assessment listed in the VOA April 2023 list is £6,200. 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).

SERVICE CHARGE

A service charge maybe payable towards the upkeep of the common parts.

VAT

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

SERVICES

All mains services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

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Mounsey Chartered Surveyors,
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