

TO LET

FIRST FLOOR WORKSHOP / WAREHOUSE PREMISES

UNIT 2 PRECISION HOUSE, 430 KING STREET, FENTON, STOKE-ON-TRENT, ST4 3DB



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

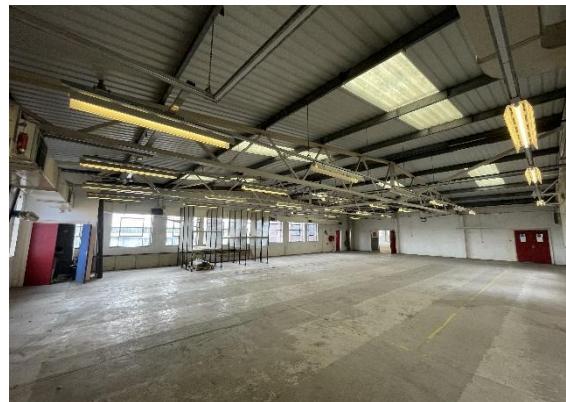
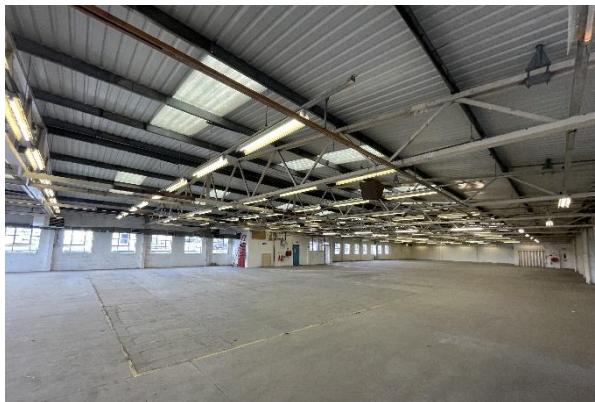
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LOCATION

The property is prominently situated on King Street on the border of Fenton and Longton and is within close proximity to the A50 dual carriageway (0.7 miles distant). As such the property has good access to the local and regional road network including the A500 dual carriageway which is approximately 2.2 miles to the west. Junction 15 of the M6 Motorway is approximately 4.3 miles distant.

Longton benefits from its own railway station which is situated on the Crewe-Derby line and within walking distance from the subject property.

Surrounding occupiers include Rayne Precision Engineering and JLR Metal Works.

DESCRIPTION - [360 Tour Link](#)

The property is a two storey factory of brick construction with an insulated metal corrugated roof with skylights and shared parking to the rear. Loading is from the rear via a 2 tonne goods lift directly off the yard. There is a second internal goods lift near the front of the premises, which may be used intermittently. Both lifts are serviced regularly. The property benefits include:

- Large open plan areas
- Gas blower heaters in situ but currently not connected
- Concrete floors
- First floor working height 3m
- Various offices and welfare facilities
- Strip LED and fluorescent lighting

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Accommodation	SQ M	SQ FT
First Floor GIA	1,842.73	19,835

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed, with a service charge for upkeep and maintenance of common items.

RENT

£40,000 per annum plus VAT.

EPC

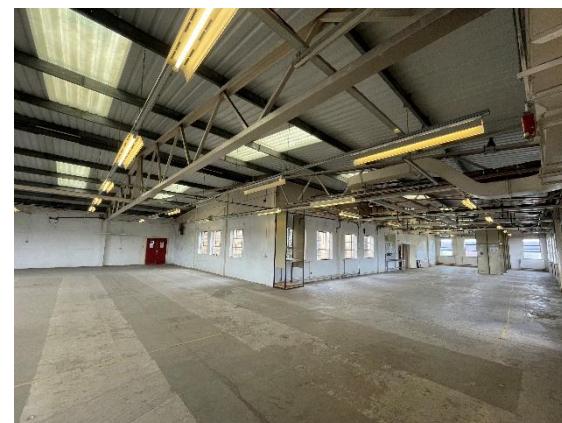
E 124, expiring January 2033.

RATING ASSESSMENT

The business rates assessment in the 2023 valuation is for part ground floor and the first floor of £66,000 (approximately £32,934 payable). Occupiers for the first floor will be recharged a fair proportion of the cost being 2/3rds of the amount due, subject to any alterations to the rating assessment. We would recommend that all enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

SERVICES

Mains gas, 3-phase electricity supply with 100amp, water and drainage are believed to be available, subject to any reconnection to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

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

PLANNING

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

VAT

All prices are quoted exclusive of VAT which is applicable.

CONTACT

Rob Stevenson

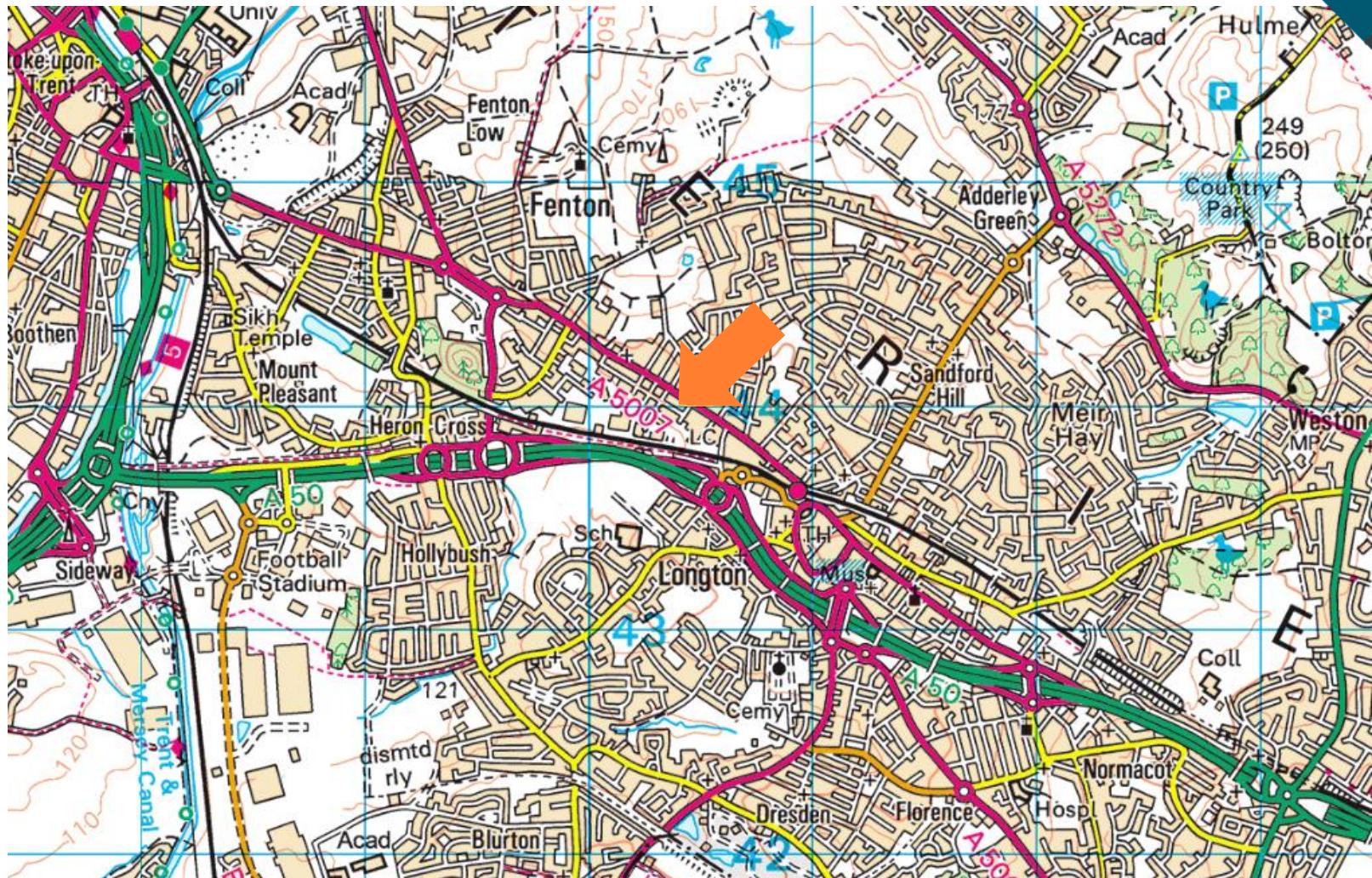
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- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.

v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

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Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

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



Lease Renewal and Rent Review

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.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Survey and Valuation

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



Property Consultancy

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.