

TO LET

INDUSTRIAL & OFFICE PREMISES WITH YARD

113-121 GARNER STREET, STOKE-ON-TRENT, ST4 7AX



*Approximate site boundaries only

Contact Tom Johnson: tom@mounseysurveyors.co.uk

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mounseysurveyors.co.uk



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LOCATION

The property is located on Garner Street, adjacent to the A500 dual carriageway and centrally positioned within Stoke-on-Trent. Junctions 15 and 16 of the M6 Motorway are approximately 4 miles and 8 miles distant

The property is less than a mile from Festival Park which provides a comprehensive range of amenities and services.

DESCRIPTION

The property comprises a pair of detached buildings situated on a securely fenced and gated site area of 0.35 acres. The larger building comprises a combination of office accommodation, configured as a series of well-presented rooms over the first floor with a meeting room to the ground floor, with ground floor storage which has loading access to the front of the building. There are WCs on both floors as well as a kitchen to the first floor. To the rear of the building is a gated compound.

The second building comprises a storage unit of modern appearance with a roller shutter door access to the front. It has a height to the eaves of 3.7 meters and is predominantly open plan with a series of rooms along it's left side.

ACCOMMODATION

	Sq M	Sq Ft
Larger Building	268.26	2,888
Storage Unit	156.52	1,685
Total	424.78	4,573

TENURE

Leasehold on terms to be agreed.

RENT

£40,000 per annum plus VAT.

EPC

D-99.

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RATING ASSESSMENT

The property has a rateable value of £20,000.

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 quoted are exclusive of VAT which we understand is applicable.

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. Interested parties are advised to make their own investigations.

LEGAL COSTS

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



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ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

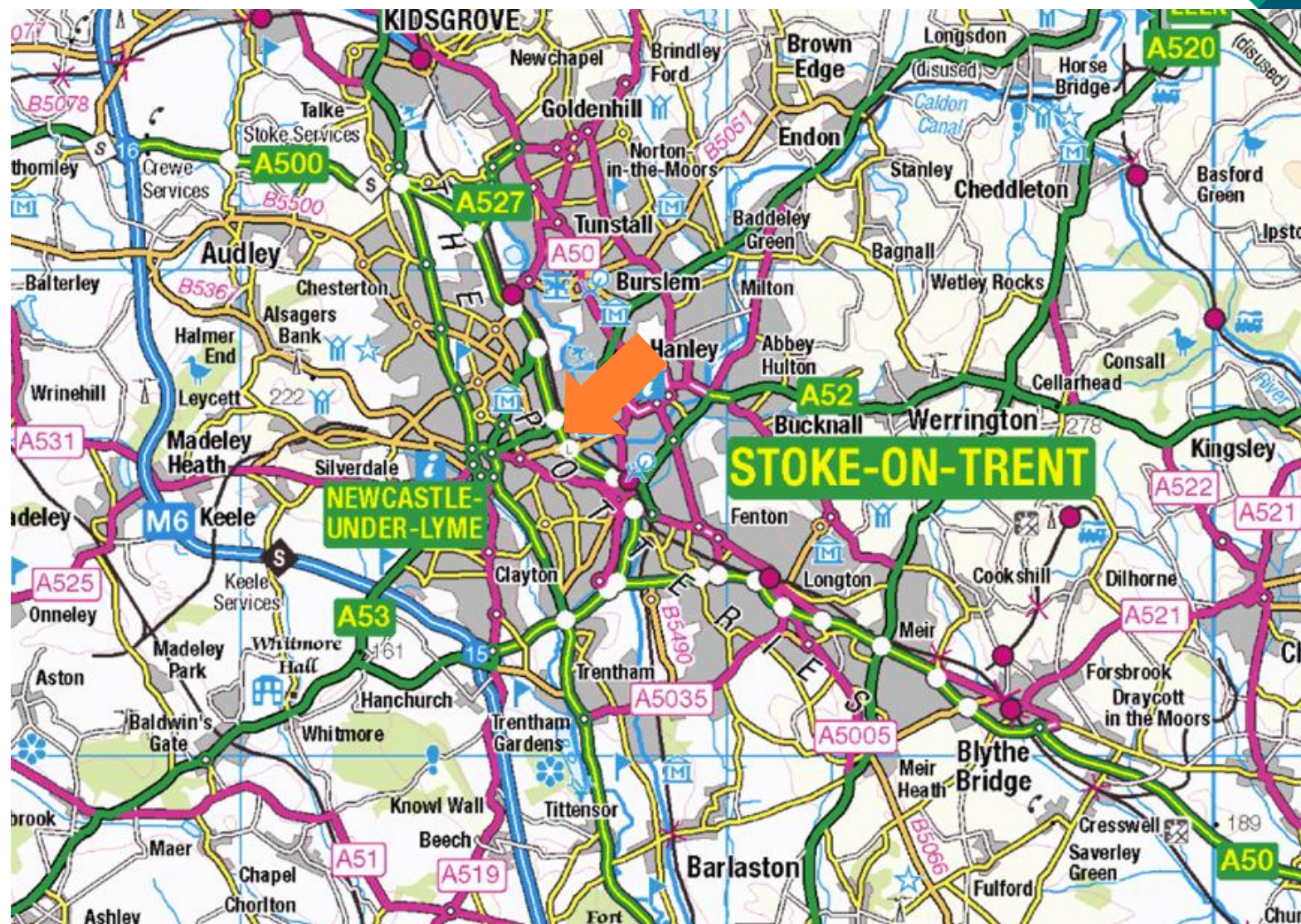
CONTACT

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Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival Park,
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Our services

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.



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



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We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



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