



Majestic Court

South Wolfe Street, Stoke-On-Trent, ST4 4AB

GROUND FLOOR OFFICE SUITE

3,923 sq ft
(364.46 sq m)

- Town centre location
- Suitable for variety of uses (STP)



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Summary

Available Size	3,923 sq ft
Rent	£15,000 per annum
Price	Offers over £150,000
Rates Payable	£13,932 per annum
Rateable Value	£32,250
VAT	All figures are quoted exclusive of VAT.
EPC Rating	Upon enquiry

Description

Ground floor suite of offices located in Stoke Town Centre occupying both a prominent and accessible position. The property has a double frontage with attractive stone elevations. Internally the entrance opens into a large open plan office area with floor and wall mounted electric/data points, suspended ceilings with recessed lighting and is carpeted throughout. To the rear there is a large staff area/kitchen with internal corridors leading to separate male and female W.C.'s. A server room, storage and disabled toilets are also accessed off the main office area. Premises may suit a number of alternative uses subject to change of planning use consent.

Location

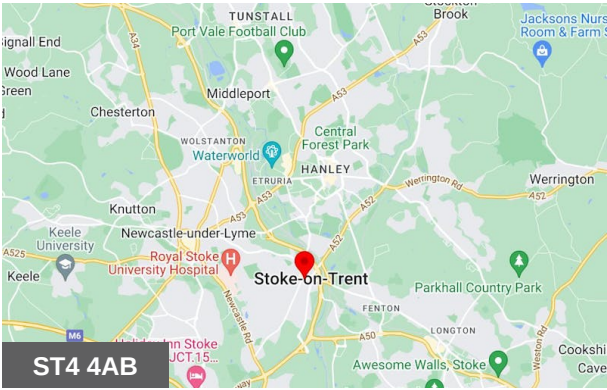
The property is located in the heart of Stoke Town centre opposite the Market Hall and Stoke Resource Centre. Nearby retailers include Sainsburys and Starbucks.

Terms

The property is available by way of a new effectively full repairing and insuring basis on terms to be agreed at a commencing rental of £15,000 per annum exclusive of service charge, insurance, business rates, VAT, utilities and any other outgoings. The property is also available for sale on a long leasehold basis with offers invited over £150,000.

Planning

We understand the property benefits from E Class planning consent but advise interested parties to make their own direct enquiries with the local planning authority.



Viewing & Further Information



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