

# TO LET

RETAIL / PROFESSIONAL OFFICES

UNIT 3 PHOENIX WORKS, 500 KING STREET, STOKE-ON-TRENT, ST3 1EZ



Contact Rob Stevenson: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

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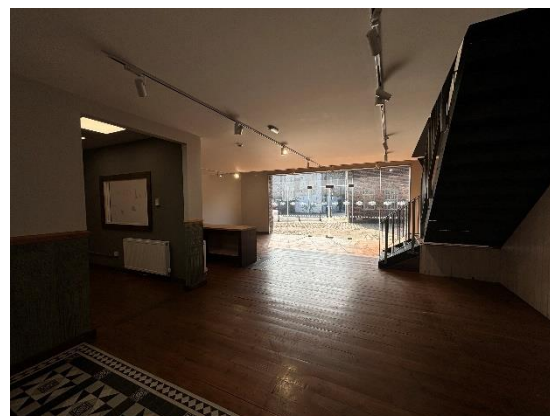
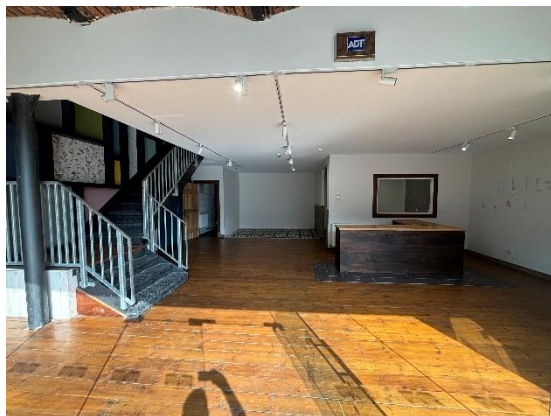
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### LOCATION

The property is situated on the edge of Longton town centre and within 0.1 mile are amenities including Longton Bus Station, The Strand (Longton town centre), Tesco, Matalan, Argos and Next.

Major road networks are readily available:

- A50 - 0.2 miles
- A500 'D' Road – 2 miles
- M6 J15 – 4.3 miles

### DESCRIPTION - [360 Tour Link](#)

Phoenix Works offers a range of retail, offices and onsite café set within Grade II Listed buildings and retaining original features, including the bottle kilns. The courtyard and onsite parking make this an attractive office location.

The property is a two-storey premises suitable for retail or office uses with full glazed frontage. The ground floor has a WC and metal staircase to the first floor. The first-floor benefits from additional retail / office space, a small kitchenette and fire exit.

Additional benefits include:

- LED lighting
- Three allocated parking spaces onsite plus communal customer parking.
- Small Business Rates Relief applicable, subject to terms
- Gas central heating

Existing occupiers include Glost House café bar, D2NA and Oakleaf Claims.



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Accommodation	SQ M	SQ FT
Ground Floor	87	937
First Floor	87	937
<b>Net Internal Area</b>	<b>174</b>	<b>1,771</b>

## TENURE

Available by way of new full repairing and insuring Leases for a term to be agreed. A service charge for contributions towards upkeep and maintenance of common area items is applicable, approximately 8% to 10% of the passing rent.

## RENT

£15,000 per annum plus VAT.

## RATING ASSESSMENT

The rateable value in the 2023 VOA Listing is £13,000. Interested parties may qualify for 100% Small Business Rates Relief and we recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## PLANNING

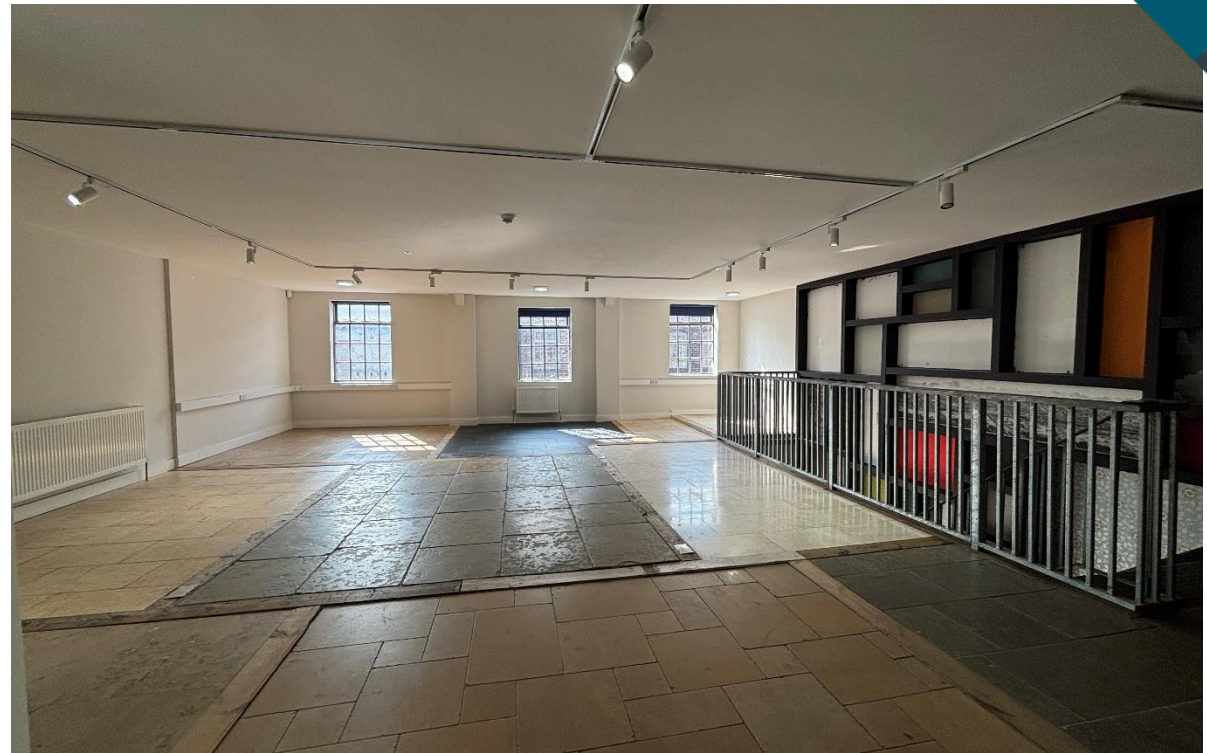
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## VAT

All prices and rent are quoted exclusive of VAT which is applicable.

## SERVICES

All mains' services are believed to be connected 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.

## EPC

B-47.

## MONEY LAUNDERING

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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# 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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## Commercial Agency

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.