

TO LET

OFFICE / RETAIL PREMISES – BUSINESS UNAFFECTED

112 BADDELEY GREEN LANE, STOKE-ON-TRENT, ST2 7HA



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STOKE-ON-TRENT, ST2 7HA



LOCATION

The Property is located on Baddeley Green Lane, in a terrace of a parade of commercial properties within a predominantly residential area. The property is set back from the main road, allowing for on street parking fronting the properties.

DESCRIPTION - [VIRTUAL TOUR](#)

The property comprises of an office / retail premises arranged over ground and first floor. The space briefly benefits from the following specification:

- Open Plan & Cellular Office Space
- Carpet Flooring
- Glazed Frontage
- Ground & First Floor WC's
- Kitchenette
- Rear Shared Parking
- Air Conditioning Heating System
- Suspended Ceilings



ACCOMMODATION	SQ M	SQ FT
Ground Floor	91.00	980
First Floor	52.75	568
Net Internal Area	143.75	1,548

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TENURE

Available by way of a new lease for a term to be agreed.

RENT

£20,000 per annum exclusive.

RATING ASSESSMENT

The rating assessment listed in the VOA 2023 list is £13,250. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

VAT

All prices and rent are quoted exclusive of VAT which we understand is not applicable.

PLANNING

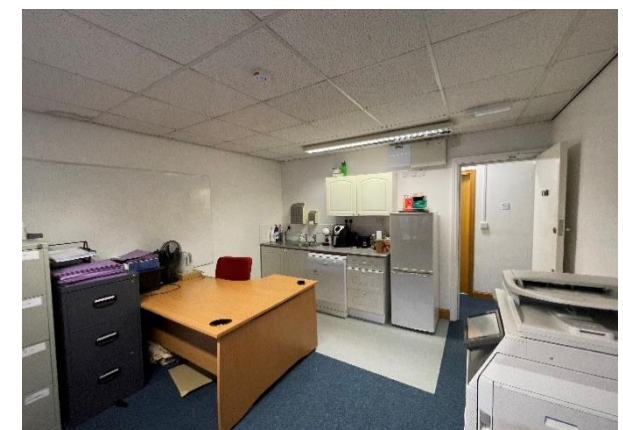
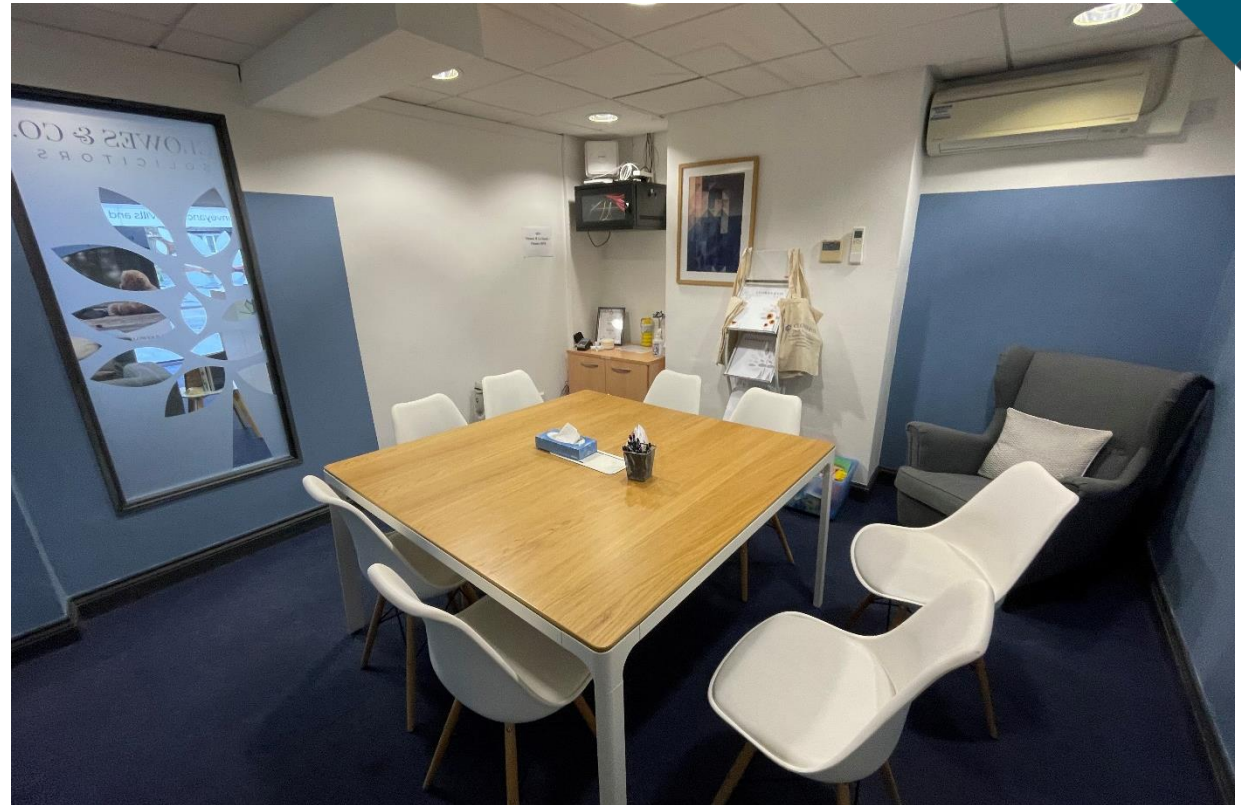
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

SERVICES

Mains electric and water 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.

EPC

The property has an EPC rating of D -97.



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LEGAL COSTS

Each party is responsible for their own legal costs in relation to any transaction.

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.

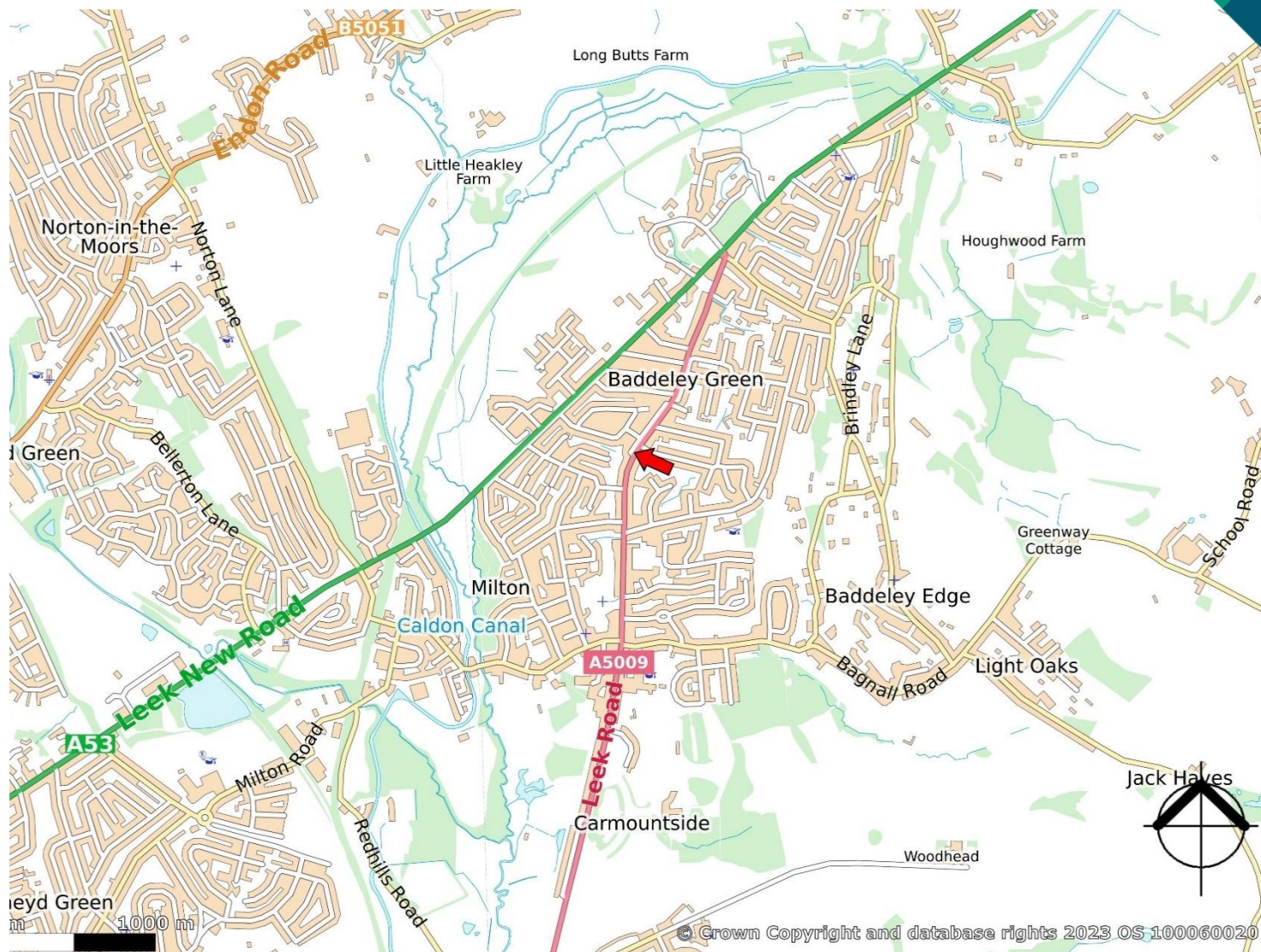
CONTACT

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Mounsey Chartered Surveyors,
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Stoke-on-Trent, ST1 5PU



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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.