

# TO LET

## WORKSHOP

CROSS KEYS COURT, 185 KING STREET, FENTON, STOKE-ON-TRENT, STAFFORDSHIRE ST4 3ER



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## LOCATION

The property is located on King Street in Fenton, close to the A50 dual carriage way. King Street provides a link to Longton to the East, Stoke and Hanley to the West.

A50 - 0.3 miles	Longton Bus Station – 1 mile
A500 – 1.5 miles	Longton Town Centre - 1.1 miles
M6 J15 – 3.5 miles	Hanley Town Centre – 2.4 miles

## DESCRIPTION - [Virtual Tour](#)

A useful workshop unit with a manual roller shutter and pedestrian access. Internally the unit is open plan with a 3m eaves height, toilet facility and three-phase electric supply. There is allocated parking for one car and the shared yard is secured by palisade perimeter fencing with a double fenced gate off King Street.

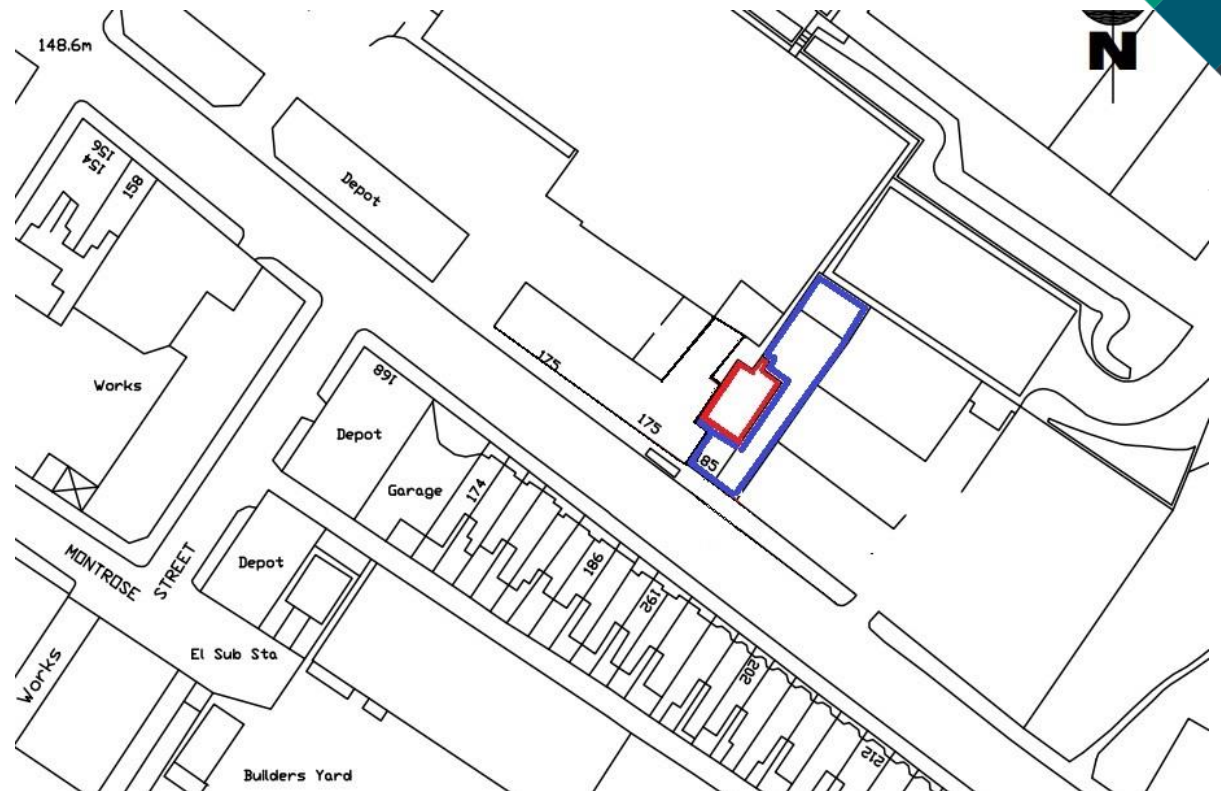
Consideration will also be given to letting the whole site, to include the office at the front and yard to the rear (edged blue).

*Please note that vehicle related uses may be considered subject to Landlord searches.*

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Accommodation	SQ M	SQ FT
Workshop (edged red) GIA	98.46	1,060
Front office	33.61	362
Total site area	421	4,530



## RENT

Workshop only: £7,000 per annum.

Whole site: £12,000 per annum.

## TENURE

The property is available on a new full repairing and insuring lease for a minimum 3-year term.

## RATING ASSESSMENT

The rateable value in the 2023 Listing is £6,600. Interested parties may benefit from 100% Small Business Rates Relief. We would recommend that all enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## SERVICES

Water and three-phase electric services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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### LEGAL COSTS

Each party responsible for their own legal costs.

### PLANNING

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

### EPC

E - 103

### VAT

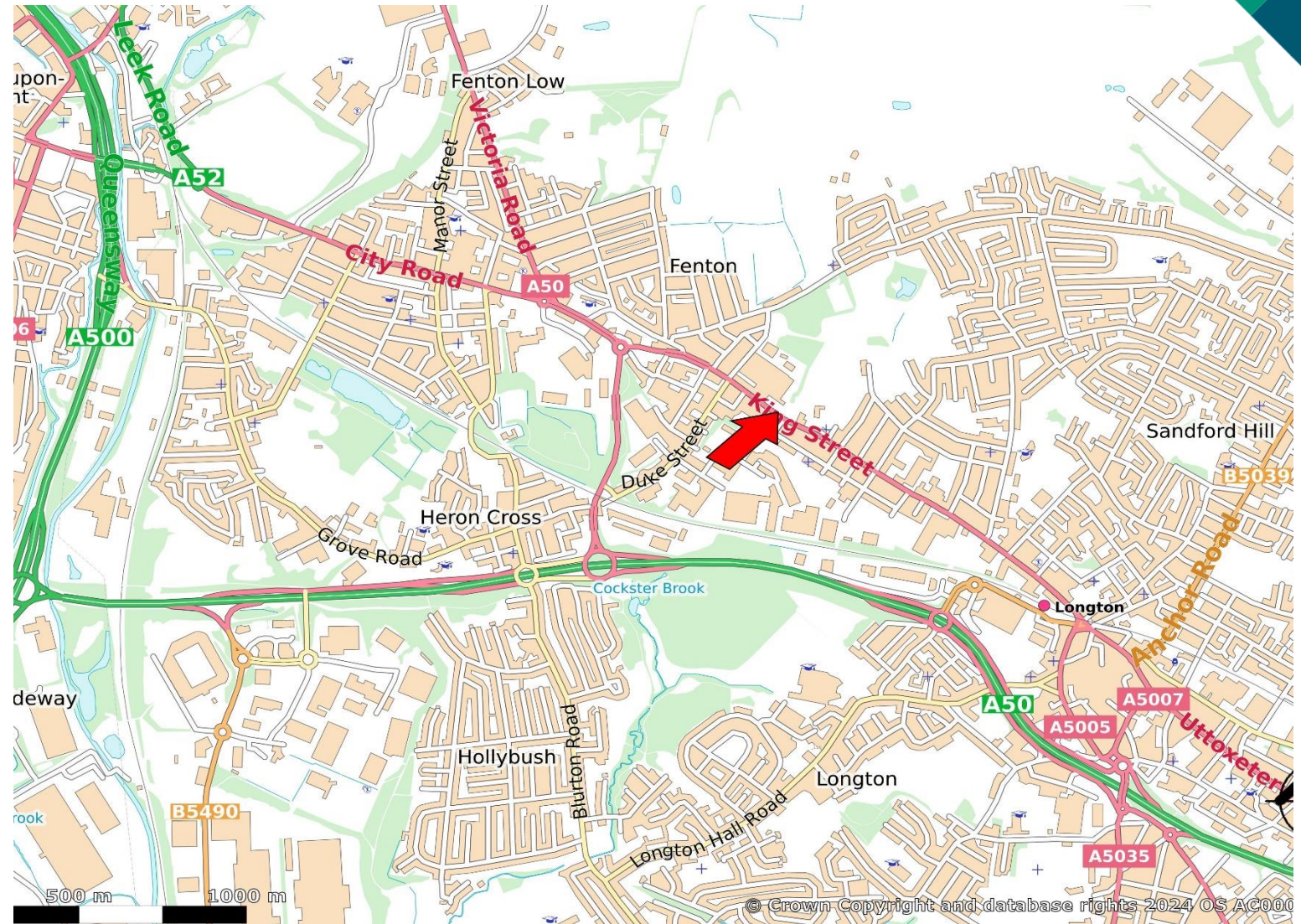
All prices are quoted exclusive of VAT which is not applicable.

### CONTACT

**Caine Savage**

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