

TO LET

TRADE COUNTER PREMISES – DUE TO BE REFURBISHED

UNIT B4 SNEYD HILL INDUSTRIAL ESTATE, BURSLEM, STOKE ON TRENT, ST6 2EB



Indicative Image

TRADE COUNTER DUE TO BE REFURBISHED INCLUDING EXTERNAL CLADDING

UNIT B4 SNEYD HILL INDUSTRIAL ESTATE,
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LOCATION

Sneyd Hill Industrial Estate is located in Burslem and accessed from Sandbach Road via two entrances. Existing occupiers include Screwfix, City Plumbing, GT Paper and Packaging, Eyre & Elliston Ltd and The Premier Supply Group.

Burslem is one of the 5 towns of Stoke on Trent with Hanley City Centre within 2 miles. The main dual carriageway A500 (D Road) is within close proximity (3 miles) providing links to the remaining towns and Newcastle under Lyme. The A500 provides connections to the A50 to the East and M6 Motorway Junctions 15 to the South (approx. 8 miles) and 16 to the North (approx. 8 miles).

DESCRIPTION

The premises comprise of a warehouse unit constructed of portal frame and part brick and part clad construction. The unit offers office space to the front with rear warehouse, WCs and kitchen areas. The property has an eaves height of 5.2m and is due to be refurbished throughout including cladding to the front elevation in line with the neighbouring units. The unit benefits from front and rear loading access and rear yard with parking also to the front.

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

RENT

Upon application.

RATING ASSESSMENT

The unit is currently assessed for business rates with a rateable value of £20,000 (2023 listing). We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).

EPC

EPC Rating - E (106)

Note: A new EPC will be produced upon completion of the refurbishment.



Indicative Image

Accommodation	SQ M	SQ FT
Unit B4		
Warehouse	413.9	4,455
Office	55.9	602
Total approx. Gross Internal Area	469	5,057

Contact Becky Thomas: becky@mounseysurveyors.co.uk

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SERVICES

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

SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. This cost of this is additional to the rent. Further details are available upon request.

VAT

All prices quoted are exclusive of VAT which is applicable.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

CONTACT

Becky Thomas

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Or joint agent

Harris Lamb – 01782 272555



Indicative Images



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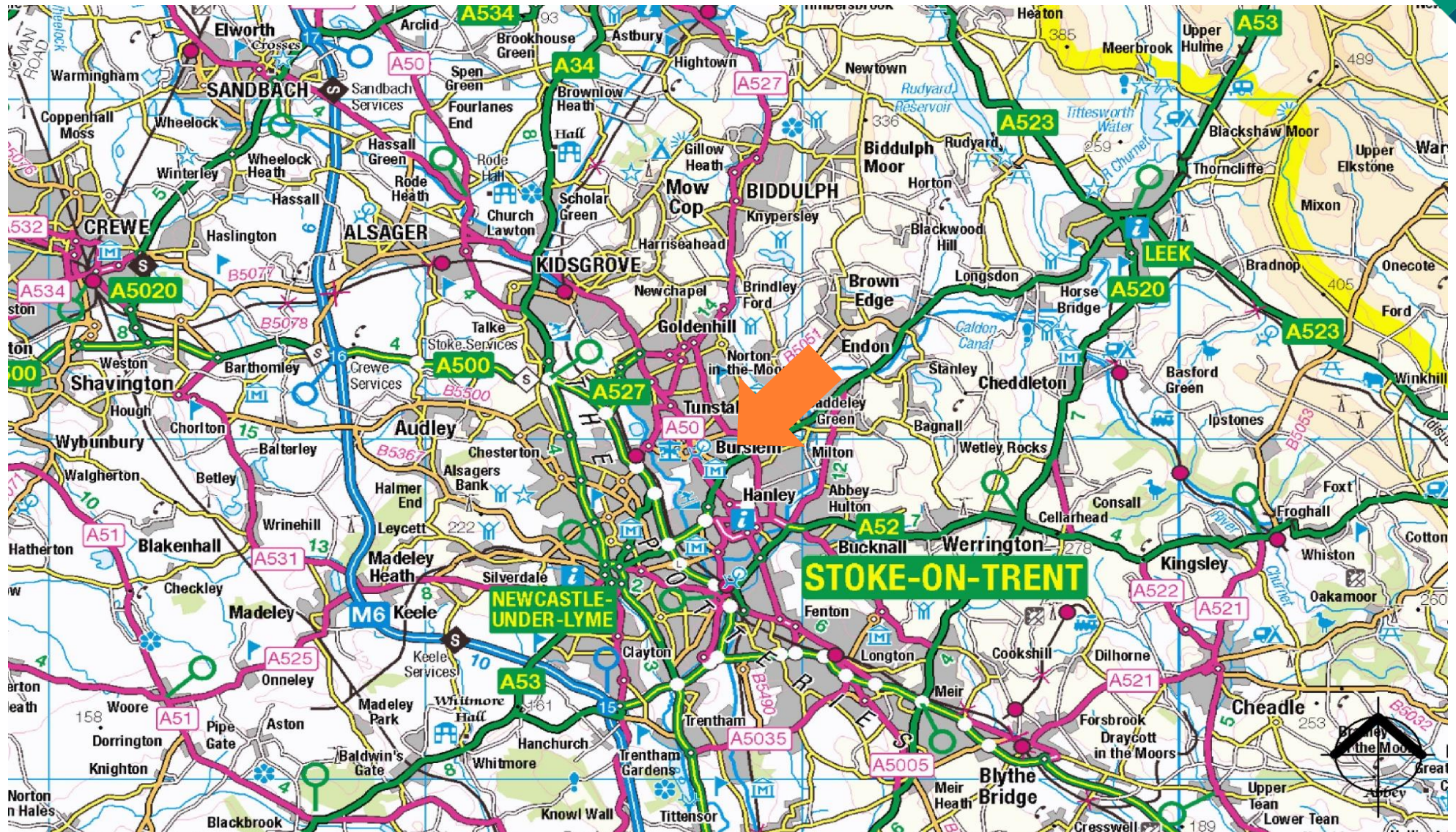
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Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

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.



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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.



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.