

TO LET

TRADE COUNTER PREMISES – UNIT B4 DUE TO BE REFURBISHED

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



TRADE COUNTER PREMISES

UNIT B4 DUE TO BE REFURBISHED INCLUDING EXTERNAL CLADDING

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

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. Both units benefit from offices to the front and warehouse to the rear with WCs and Kitchen areas.

Each unit also benefits from;

Unit B4	Unit C3
Eaves height of 5.2m	Eaves height of 5.2m
Front and rear loading access	Front loading access
Rear yard with parking to the front	Onsite Parking
Available December 2024	Immediately Available

Unit B4 is due to be refurbished throughout including cladding to the front elevation.

TENURE

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

Accommodation

Unit B4	SQ M	SQ FT
Warehouse	413.9	4,455
Office	55.9	602
Total approx. Gross Internal Area	469	5,057
Unit C3		
Warehouse	376.5	4,052
Office	56.5	608
Total approx. Gross Internal Area	433	4,660

RENT

B4 - £39,500 per annum

C3 - £36,000 per annum

RATING ASSESSMENT

The units are currently assessed for business rates with rateable values as follows;

Unit B4 - £20,000 (2023 listing)

Unit C3 – to be reassessed

We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).

ENERGY PERFORMANCE CERTIFICATE

EPC Rating -

B4 - E (106) **New rating of C anticipated following refurbishment.**

C3 – C (54)



Contact Becky Thomas: becky@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



TRADE COUNTER PREMISES

UNIT B4 DUE TO BE REFURBISHED INCLUDING EXTERNAL CLADDING

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

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

T: 01782 202294 E: becky@mounseysurveyors.co.uk

Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU

Or Joint Agents

Harris Lamb – 01782 272555



Indicative Images



TRADE COUNTER PREMISES

UNIT B4 DUE TO BE REFURBISHED INCLUDING EXTERNAL CLADDING

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



Contact Becky Thomas: becky@mounseysurveyors.co.uk

T - 01782 202294

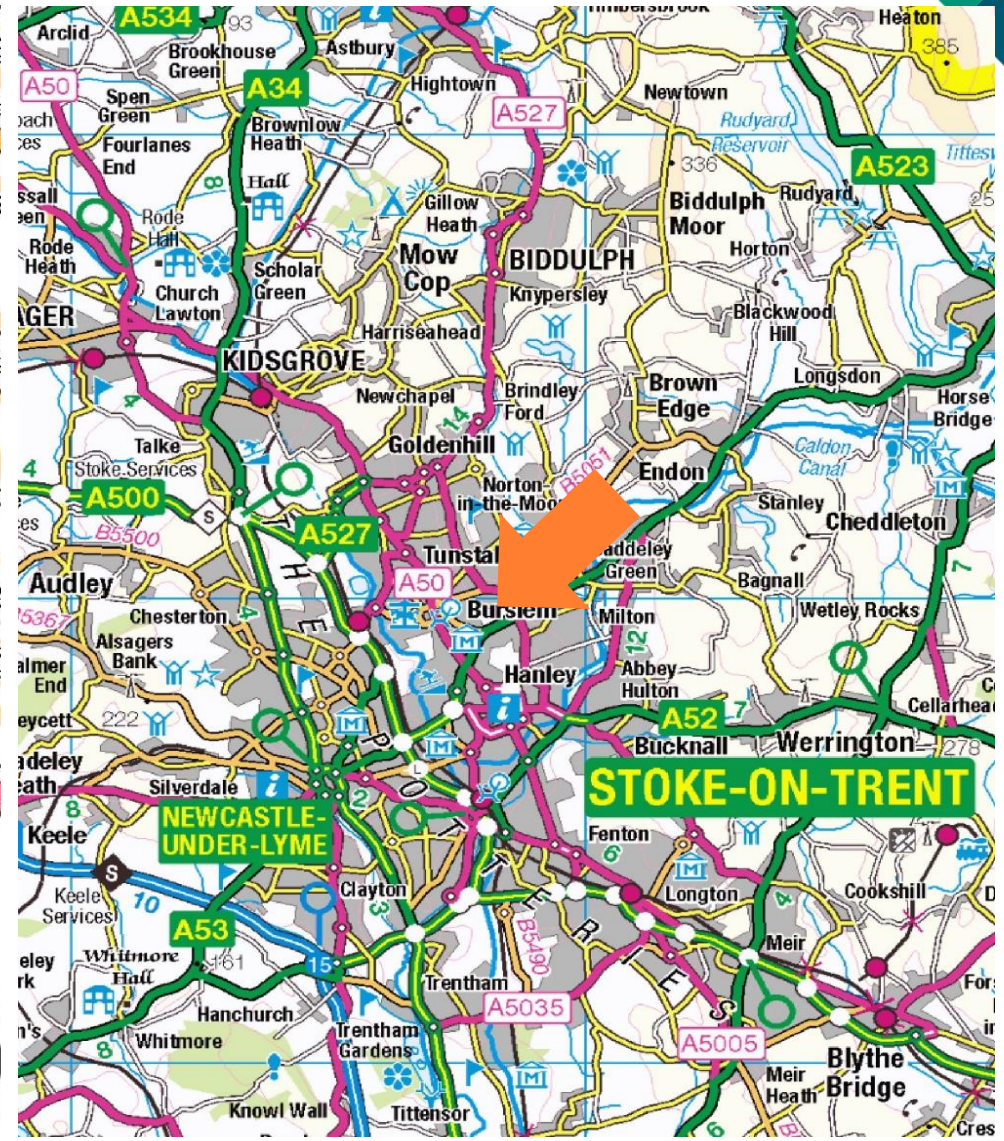
mounseysurveyors.co.uk



TRADE COUNTER PREMISES

UNIT B4 DUE TO BE REFURBISHED INCLUDING EXTERNAL CLADDING

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



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



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.

mounseysurveyors.co.uk ☎ 01782 202294



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.