

# TO LET

## TRADE COUNTER PREMISES WITH LARGE YARD

FORMER SUNBELT RENTALS SITE, SNEYD HILL INDUSTRIAL ESTATE, BURSLEM, STOKE ON TRENT, ST6 2EB



Contact Becky Thomas: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

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## LOCATION

The premises are located on the north entrance of Sneyd Hill Industrial Estate. Sneyd Hill Industrial Estate is located in Burslem and accessed from Sandbach Road via two entrances. Surrounding occupiers include Browns Recycling Screwfix, City Plumbing and Eyre & Elliston Ltd.

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 new warehouse of portal frame and profile clad construction with two storey offices to the front. The premises benefit from;

- Two electric roller shutter doors
- LED Lights
- Eaves height 4.48m
- WCs and kitchen
- Large, secure yard.

## TENURE

The premises are held on a new 10-year full repairing and insuring lease. The property is available on a new sub lease or assignment. Further information is available from the agents.

## Accommodation

	Sq.M.	Sq.Ft.
Warehouse	452.49	4,870
First Floor Office	90.89	978.33
Second Floor Office	90.89	978.33
<b>Total Gross Internal Area</b>	<b>634.27</b>	<b>6,827</b>
<b>Site Area</b>	<b>1 acre</b>	<b>0.40 hectares</b>

## RENT

£75,000 per annum

## RATING ASSESSMENT

The site has a current rateable value of £33,000 (2023 listing)

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

## ENERGY PERFORMANCE CERTIFICATE

A new rating of C is anticipated following refurbishment.

## 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.





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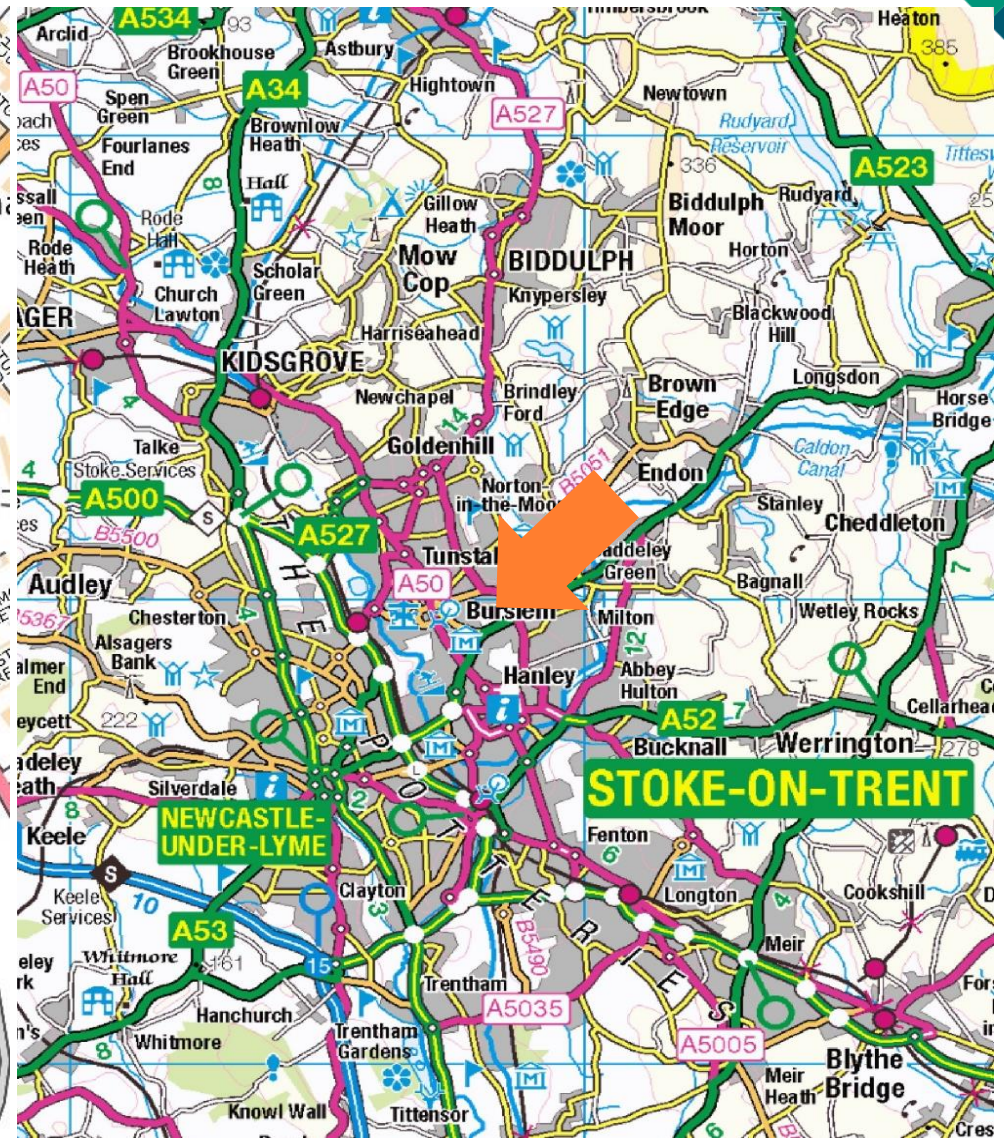
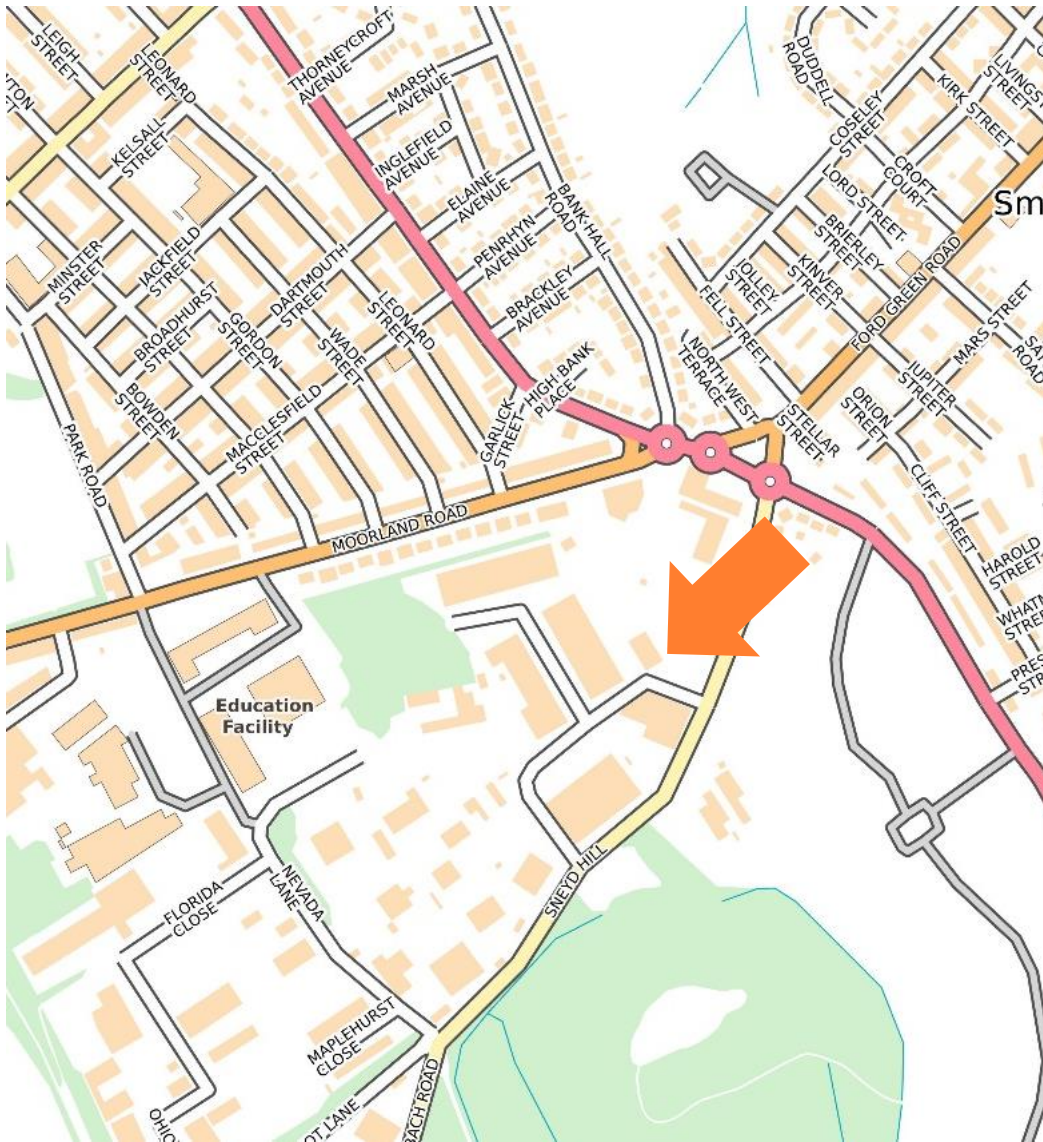
**Mounsey Chartered Surveyors**, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU





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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.

[mounseysurveyors.co.uk](http://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.