



**Caudon Lodge, Stoke Road,
Stoke-on-Trent, ST4 2DS**

**765 Sq.ft.
(71.07 Sq.m)**

£6,900

Per annum

A former Lodge on the edge of Hanley Park just off Stoke Road, the A5006 and forms a ground and first floor premises.

To view: 01782 212201
commercial@bjbmail.com



Description

The property comprises a ground and first floor brick construction building under a pitched tiled roof. To the side of the property there will be car parking for potentially at least 3 cars designated for the use of the occupant. A walkway leads to the main door and inner hallway with two rooms on the ground floor and the rear room leading into a kitchen. From the hallway there is also a toilet and cupboard.

On the first floor there are three rooms with one providing toilet, sink and airing cupboard.

Location

Cauldon Lodge is located off Stoke Road, the A5006 approximately half a mile north of the A500, a major urban expressway through the heart of the North Staffordshire conurbation and links junctions 15 and 16 of the M6 Motorway. The Lodge is just south of Stoke College with Cauldon Park, a small designated park area which has been associated with Stoke College. The park currently amounts to 3 hectares and is to the west of College Road. Stoke-on-Trent City Centre is approximately one mile north of the Park and provides major retail and leisure facilities and a major office development with Stoke-on-Trent City Council relocating within one of the new buildings within the Business District.

Hanley Park has been recognised by English Heritage as a special place and is listed Grade II* on its register of Parks and Gardens of Special Historic Interest. The Park is situated in the University Quarter midway between the City Centre and the main railway station. The Park itself welcomes nearly one million visitors a year and is undergoing a large regeneration programme where Heritage Lottery Funding has been secured.

Accommodation

Ground Floor
Hallway leading to
Room One 182 sq.ft (16.90 sq.m)
Room Two 130 sq.ft (12.07 sq.m)
Room Three 71 sq.ft (6.59 sq.m)
Toilet
Under-stairs cupboard

First Floor
Landing area leading to
Room Four 142 sq.ft (4.02 sq.m)
Room Five 159 sq.ft (14.77 sq.m)
Room Six 81 sq.ft (7.52 sq.m)
Including toilet, sink and airing cupboard

TOTAL FLOOR AREA 765 sq.ft (71.06 sq.m)

Uses

Stoke-on-Trent City Council is seeking a commercial tenant to lease the subject property and would consider a variety of uses as detailed below
The provision of any medical of health services except the use of practices related to alcohol or drug related dependencies
As a crèche, day nursery or day centre
Offices
An education establishment
An art gallery (otherwise than for sale or hire)
A museum
A public library or public reading room
A public hall of exhibition hall
For, or in connection with public worship or religious instruction
Any other suitable business that does not conflict with the park setting or other businesses also operating within the park once the project is completed in Spring 2018

Tenure

A new lease for a minimum term of 6 years on an effective full repairing and insuring basis. The lease will be contracted out of the Landlord and Tenant Act 1954.

Rent

£6,900 per annum

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rateable Value

The Rateable Value is to be confirmed. The standard non-domestic rating multiplier is 49.3 pence in the pound. The small business non-domestic rating multiplier is 48 pence in the pound, for properties with a rateable value up to £18,000. Bjb recommend parties make their own enquiries into any further business rate relief which maybe available.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

Viewing

Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent, ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00 - 5.30pm, Monday to Friday.



IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.