



**Cleveland Road Lodge,, Cleveland Road, Hanley  
Park,  
Stoke-on-Trent, ST1 4DX**

**972 Sq.ft.  
(902.30  
Sq.m)**

**£7,000**

Per annum

A ground and first floor building situated on the edge of Hanley Park and ideal for a number of different uses.

**To view: 01782 212201  
[commercial@bjbmail.com](mailto:commercial@bjbmail.com)**





## Description

The property comprises a ground and first floor brick construction building under a pitched tiled roof. The property has become surplus to requirement and is fully available. There is a walkway from a designated car parking area leading to the main front door with reception hallway with offices and toilet off. From the rear room a corridor leads into a kitchen and from here are further door leads into another room which is single storey and forms a lean-to. This could provide useful storage or further office.

Stairs from the hallway lead to the first floor where there are four rooms, toilet and a further room which originally would have been a bathroom. All the fittings have been removed although there is still a boiler in situ.

The property is laid out as offices. Outside there is access for parking for 3-4 vehicles. The Lodge is also close to the North Visitors Car Park.

## Location

Cleveland Road Lodge is located to the north of Hanley Park and forms one of the main entrances. 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 as well as 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 Park itself welcomes nearly one million visitors a year and is undergoing a large regeneration programme where Heritage Lottery Funding has been secured.

Cleveland Lodge is surplus to requirement. There is access to the Lodge from the junction of College Road and Cleveland Road. Stoke-on-Trent City Centre is approximately half a mile north of the Park and provides major retail and leisure facilities and Stoke-on-Trent City Council is relocating within one of the new buildings within the Business District.

## Accommodation

### Ground Floor

Room One 137 sq.ft (12.72 sq.m)  
Room Two 75 sq.ft (6.96 sq.m)  
Room Three 149 sq.ft (13.84 sq.m)  
Room Four (Kitchen) 68 sq.ft (6.31 sq.m)  
Room Five 155 sq.ft (14.39 sq.m)

### Toilet

### First Floor

Landing area leading to  
Room Six 132 sq.ft (12.26 sq.m)  
Room Seven 30 sq.ft (2.78 sq.m)  
Room Eight 81 sq.ft (7.52 sq.m)  
Room Nine 145 sq.ft (13.47 sq.m)  
TOTAL FLOOR AREA 972 sq.ft (90.29 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

£7,000 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 47.9 Pence in the pound. The small business non-domestic rating multiplier is 46.6 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 may be 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.