



## Unit 7 Maplehurst Close, Hot Lane Industrial Estate, Stoke-on-Trent, ST6 2EJ

780 sq.ft.  
(72.46  
Sq.m.)



# £6,000

Per annum

Warehouse/Workshop unit located to the north of the City Centre. The property benefits from a side yard area and has a mono-pitched roof with profile sheet cladding and skylights.

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



## Description

The property comprises a circa 1970s constructed end terraced warehouse/workshop unit with brick and breezeblock walls and mono-pitched roof with profile sheet cladding and skylights. The property has both pedestrian and vehicle access with a roller shutter door providing access into the main unit. Currently the property is split into three rooms which could be opened out to create one large area. To the front of the property there is an office and toilet. To the side there is a useful yard area which could be used for open storage.

## Location

The property is situated to the north of the City Centre approximately one mile from Hanley with good communication links throughout Stoke-on-Trent. The A500, an urban expressway through the heart of the Stoke-on-Trent conurbation is approximately one and a half miles from the property and links junctions 15 and 16 of the M6 Motorway. There are also good links to Burslem Town Centre. The Hot Lane Industrial Estate is a well established industrial estate.

## Accommodation

Warehouse/Workshop 706 sq.ft (65.58 sq.m)  
Offices including toilet and entrance hall 74 sq.ft (6.87 sq.m)  
Gross Internal Area 780 sq.ft (72.46 sq.m)

## Services

All mains services are available, subject to any reconnection which may be necessary.

## Leasehold

On terms to be agreed.

## Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.



## 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.

## Rating

The VOA website advises the rateable value for 2017/18 is £4,100. The standard non-domestic business rates multiplier is 47.9p. The small business multiplier is 46.6p up to a rateable value of £51,000. The Small Business Rate Relief will increase to 100% for businesses with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable 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 of £250 plus VAT 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.

## Contact

For all enquiries other than viewings please contact:

Richard Day Bsc (Hons) MRICS  
Email: [richardday@bjbmail.com](mailto:richardday@bjbmail.com)

### 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.