



Ground Floor, 34 Acton Street, Birches Head,
Stoke-on-Trent, ST1 6NX

To Let £7,500 per annum

Retail Unit
Gross Internal Area: 33.85 sq. m (364 sq. ft)

Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

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Ground Floor, 34 Acton Street
Birches Head
Stoke-on-Trent
Staffordshire
ST1 6NX

Description

The property comprises the ground floor of a traditional brick end terrace with two rooms the rearmost leading to a rear entrance and kitchenette area. A toilet with wash basin is located within the yard area of the premises.

Location

On the corner of Acton Street and Addison Street, connecting the main Town Road and Birches Head Road, this residential area has good local amenities and is close to the main Hanley city centre area of Stoke-on-Trent.

Accommodation

	sq. m	sq. ft
Front room 3.62m x 4.64m Max	15.81	170.18
Rear room 3..98m x 4.10m Max	14.66	157.80
Kitchenette and Storage	3.38	36.38
Gross Internal Area	33.85	364.36
External WC		

Services

Electricity, water and drainage are available subject to any reconnection that might be necessary. Interested parties are recommended to make their own enquiries.

Energy Performance

TBC

Planning

Uses within Use Class E are understood to be acceptable. Interested parties are recommended to make their own enquiries to Stoke-on-Trent City Council.

Rating

Rateable Value £3,300.

Subject to circumstances the property qualifies for 100% small business rate relief. Interested parties should make their enquiries of Stoke-on-Trent City Council.

Tenure

Leasehold, on the basis of a new Internal Repairing and Insuring lease on terms to be agreed.

Rent

£7,500 per annum.

Service Charge

TBC.

VAT

All figures quoted are exclusive of VAT which is applicable.

Legal Costs

Each party is responsible for their own legal costs incurred in this transaction

Anti-Money Laundering Regulations

The Anti Money Laundering regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

Tenant Referencing

Prospective tenants will be subject to third-party background checks for which a non-refundable fee from £195 plus VAT is payable.

Viewings

Viewing is strictly by appointment with the Sole Agent.

Glenn Hammond MRICS

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Phil Webb

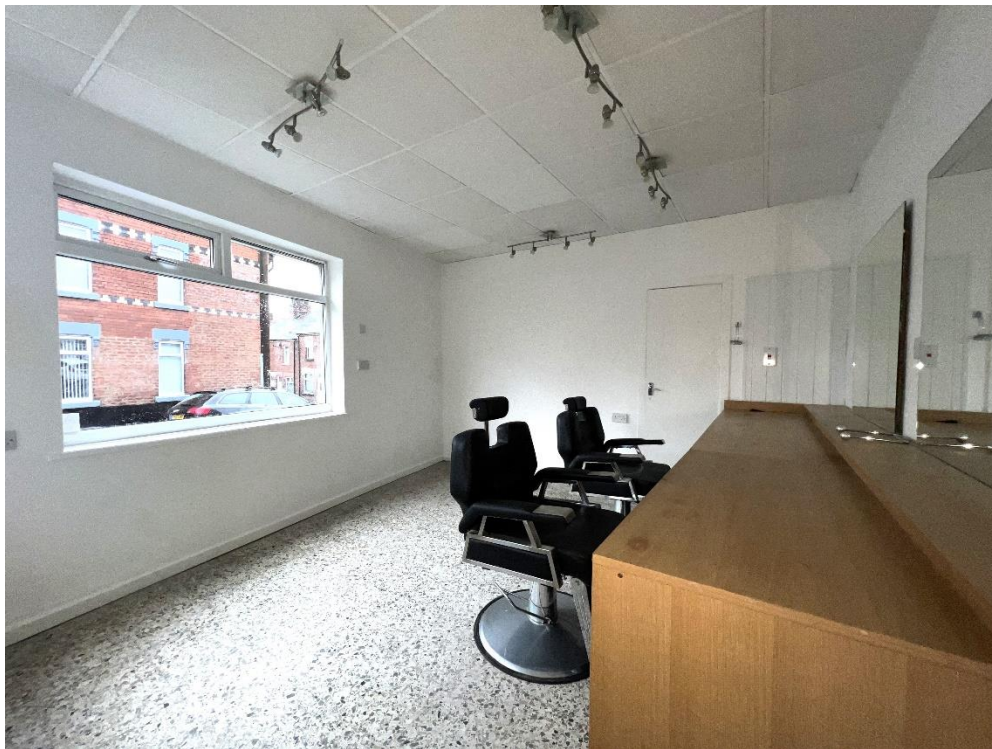
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Subject to Contract

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