

HAMMOND
CHARTERED SURVEYORS

TATTOO ALBIE

519 Etruria Road, Basford, Stoke-on-Trent, ST4 6HT

To Let £10,000 pax

Ground Floor Retail/Office
NIA: 45.41 sq. m (488 sq. ft)



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property
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worldwide

519 Etruria Road, Basford,
Stoke-on-Trent,
ST4 6HT

Description

519 Etruria Road provides highly visible fully refurbished ground floor retail/office accommodation considered suitable for a range of uses.

Briefly the accommodation consists of spacious retail/office area to the front (3.98m wide x 9.35m deep, minimum) and a kitchenette and WC to the rear.

The property benefits from double glazing and electric heating.

To the front of the building there are two off-street parking spaces. To the rear of the building there is an enclosed yard which is shared with the flat above.

Features

- Highly Visible Location
- Fully Refurbished
- Suitable for a Range of Uses

Accommodation

Retail/Office	38.02 sq. m	409 sq. ft
Kitchenette	7.39 sq. m	79.54 sq. ft
WC	1.50 sq. m	16.15 sq. ft
NIA	45.41 sq. m	488.54 sq. ft

Location

Etruria Road (A53) is a busy road connecting Newcastle and Hanley. The property is situated with a parade of shops approximately 1 mile to the north-east of Newcastle-under-Lyme town centre and 0.3 miles to south-west of the A500 at Etruria.

Basford is a mixed-use area with a range of commercial property and housing.

Energy Performance
Energy Rating C.

Services

Water, electricity and mains drainage are available.

Planning

Uses falling within Use Class E (Commercial, Business and Service) are understood to be permitted. Use Class E covers a wide range of uses including shops, financial & professional services, café/restaurant, medical/health and offices.

Rating

Rateable value £2,175. Small Business Rate Relief at 100% is therefore potentially available.

Tenure

The property is available by way of a new internal repairing and insuring lease on terms to be agreed.

Rent

£10,000 per annum on the assumption of a 3 year fixed term.

VAT

Not applicable.

Costs

Each party is to be responsible for their own costs.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations identification and confirmation of the source of funding will be required from any prospective tenant.

Viewings

Viewing is strictly by appointment with the Sole Agent:

Glenn Hammond MRICS

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

Phil Webb

T: 01782 659 905

M: 07821 639 094

E: phil@hammondsurveyors.co.uk

Subject to Contract

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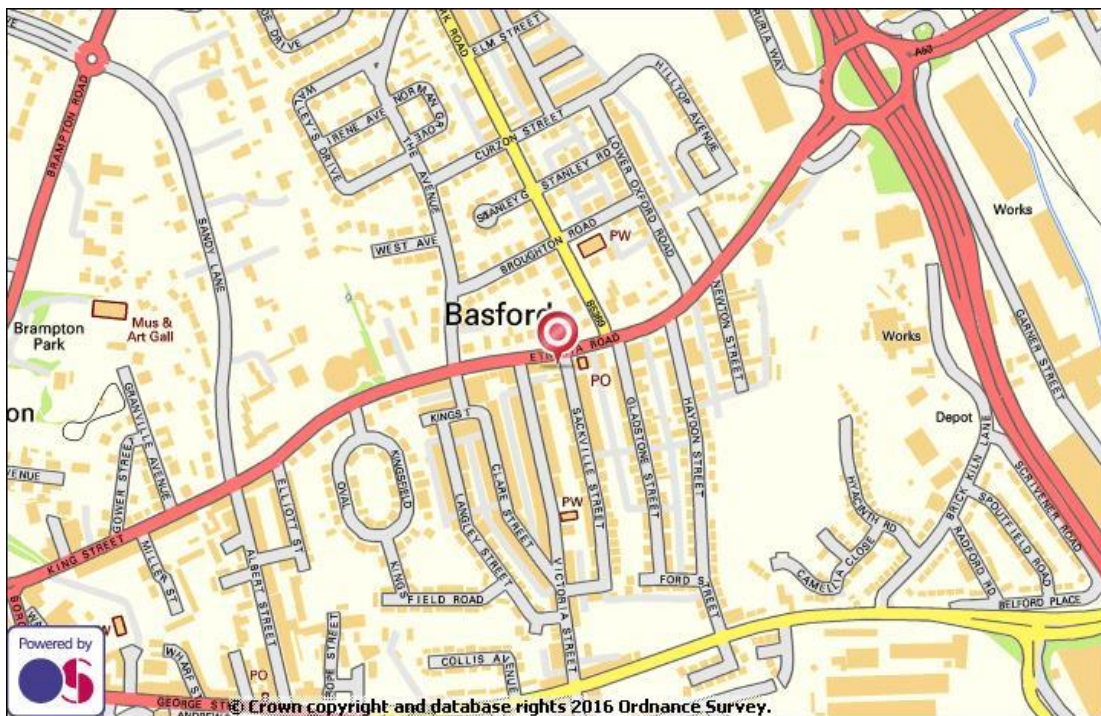
Open Plan Retail/Office Space



Open Plan Retail/Office Space



Kitchenette



Location