



RORY MACK

ASSOCIATES

**SIGNATURE FLOORING PREMISES,
HOT LANE, BURSLEM,
STOKE-ON-TRENT, ST6 2BN**

**TO LET
£32,500PAX**

- Detached workshop premises with showroom and offices
- Extending to 6,274 sq ft in gated 0.35 acre site
- Forming part of established industrial estate with good road connections
- Versatile property suitable for wide range of commercial uses
- Includes income producing/cost saving solar panels system
- EPC: Band C (68)



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GENERAL DESCRIPTION

The property comprises a detached workshop with offices and showrooms of brick elevations supporting flat roof surfaces. Well-presented throughout, the property offers versatile workshop/storage accommodation together with well-proportioned offices together with a secure yard area within a 0.35 acre site. The workshop is open plan, has a minimum eaves height of 12 feet and is accessed via two electrically operated roller shutters. The ground and first floor showrooms, which have traded to the public, could provide additional office or light industrial workshop space if required.

LOCATION

The property forms part of Sneyd Hill Industrial Estate and has roadside frontage to Hot Lane and is approx. ½ a mile from Burslem town centre. Leek New Road (A53) is within a ¼ of a mile which provides direct access to the A500 which in turn connects Junctions 15 and 16 of the M6.

ACCOMMODATION

Ground floor

Workshop:	3,241 sq ft
Offices x 3:	374 sq ft
Kitchen:	96 sq ft
Store:	46 sq ft
Showroom:	1,043 sq ft
M & F W.C.s	-

First floor

Showroom:	996 sq ft
Office:	405 sq ft
Store:	73 sq ft

Total NIA: 6,274 sq ft

SERVICES

Mains water, drainage and 3-phase electricity is connected. Oil fired central heating to the offices. Included within the rental is the use of a 10KW solar PV system installed in 2011 on a 25-year contract that enables the landlord to receive an income for electricity generated and sent back to the Grid. As a benefit to the tenant, it is expected that the electricity bills will be lower than usual.

VAT

The rental price is not subject to VAT.

BUSINESS RATES

Rateable Value:	£22,000 (effective 1 st April 2023)
Rates Payable:	£10,978 pa (23/24)

TENURE

Available by way of a new full repairing and insuring lease, for a term of years to be agreed, subject to rent reviews every three years and with each party bearing their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements