



Storage Compound, r/o George Rhodes & Sons, Bue Gates Garage
Tunstall Road, Biddulph, Stoke on Trent, ST8 7PX

To Let: £12,500 per annum

Secure Storage Compound
0.15 hectares (0.37 acres)

Storage Compound
r/o George Rhodes & Sons
Blue Gates Garage
Tunstall Road
Stoke on Trent
ST8 7PX

Description

The property comprises a secure storage compound extending to 0.15 hectares (0.37 acres) as shown edged in red on the attached plan. The compound is predominantly of concrete hard standing with palisade security fencing to the perimeter.

Due to operating hours of the garage, access to the property is restricted to the following days/hours*:

Monday	08:30 - 17:00
Tuesday	08:30 - 17:00
Wednesday	08:30 - 17:00
Thursday	08:30 - 17:00
Friday	08:30 - 17:00
Saturday	No access
Sunday	No access

*subject to change on public/bank holidays

Blue Gates Garage affords added security to the property by way of a double set of palisade gates, security bollards and CCTV.

Location

The property is located on Tunstall Road (A527) approximately 1.1 miles to the south of Biddulph and 3.6 miles north of the A500, opposite Brown Lees Industrial Estate and Victoria Business Park.

Services

No services are available.

Planning

Open storage within Use Class B8 is understood to be acceptable. Interested parties are recommended to make their own enquiries of Staffordshire Moorlands District Council.

Business Rates

Business Rates liability is included within the Licence Fee.

Tenure

The property is available by way of a new initial 12-month Licence and monthly thereafter.

Licence Fee

£12,500 per annum exclusive.

Deposit

1 months' licence fee to be held for the duration of the Licence agreement by the Licensor.

VAT

Not applicable.

Costs

The Licensee will be responsible for the Licensors' reasonable costs for the preparation of the Licence.

Anti-Money Laundering Regulations

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

Licencee Referencing

The prospective Licensee will be subject to third-party referencing for which a non-refundable fee is payable.

Viewings

Viewing is strictly by appointment via the Agent.

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Subject to Contract

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