

**TO LET**

**STORAGE UNIT**

**SMALLTHORNE PIONEER CLUB, CHETWYND STREET, STOKE-ON-TRENT, ST6 1PP**



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# STORAGE UNIT

## LOCATION

The property is located within Smallthorne Pioneer Club on Chetwynd Street within Smallthorne. The subject property is easily accessible with good road links in the surrounding area and is within close proximity to the A53.

## DESCRIPTION

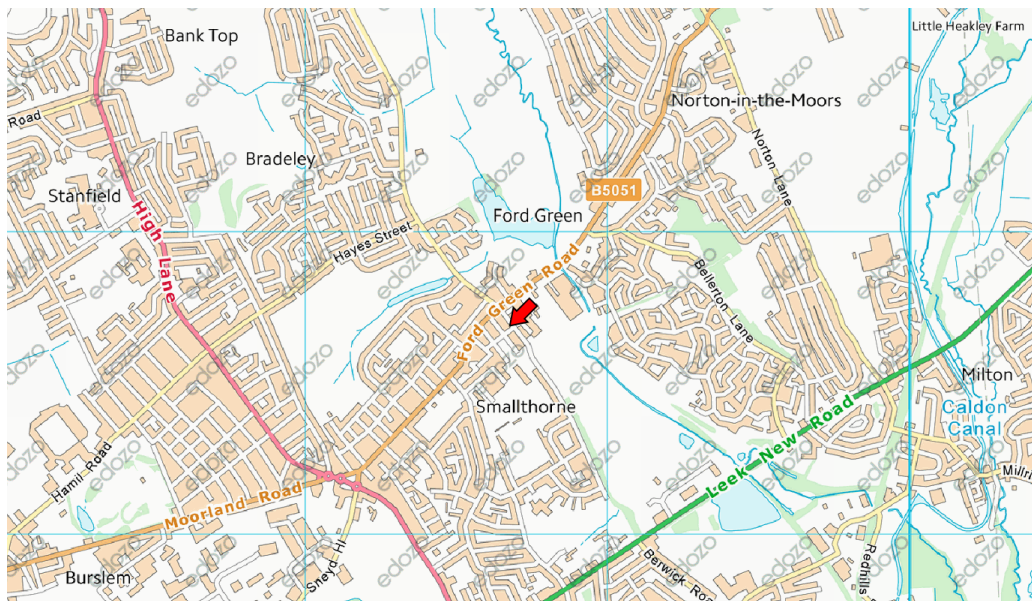
The subject property comprises a self-contained storage unit with its own dedicated access and car parking. The property benefits from the following characteristics:

- Electricity
- Secure entrance
- Self-contained

Can be combined with office premises on site. (STPP).

## Rent

£50 per week plus VAT



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## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## ACCOMMODATION

SQ.FT

SQ.M

254

23.64

## TENURE

The property is available on leasehold basis

## EPC

Pending

## RATING ASSESSMENT

The property is to be re-assessed.

## SERVICES

All main services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## LEGAL COSTS

Each party is responsible for its own legal costs in connection with the transaction.

## VAT

All prices and rent are quoted exclusive of VAT which may be payable.

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