



3, King Street, Kidsgrove | £4,500 Per Annum

To Let

Self contained first floor offices in
Kidsgrove town centre

Total area 622 sq ft (58 sq m)



SAT NAV: ST7 1HW

bj
butters john bee
Commercial

3 King Street Kidsgrove Staffordshire ST7 1HW

Description

To Let - Self contained first floor offices prominently positioned in the centre of Kidsgrove town centre. Located on King Street the premises have an attractive frontage with taxi rank, bus stop and free public car park opposite.

The premises extend to approximately 622 sq.ft. (58 sq.m.) providing dedicated entrance into inner hall with toilet and kitchen to the rear. The main office has two glass partitioned inner offices. The offices are finished with carpets, suspended ceilings, central heating radiators and uPVC double glazed windows.

Available by way of an assignment or sub-lease of the existing lease which has a passing rent of £4,500 per annum exclusive. The lease is due to expire 2 March 2015. If a longer lease is required a new lease can be agreed directly with the landlord.

Accommodation

Entrance/stairs

Offices: **622.00 sq ft ()**
Toilet

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

bjb recommend that potential purchasers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The property is not assessed for business rates.

Tenure

Leasehold - the premises are available by way of an assignment or sub-lease of the existing lease which expires 2 March 2015. A new lease can be agreed for a longer term.

Rent

£4,500 per annum exclusive.

Legal Costs

Each Party is to be responsible for their own legal costs incurred in connection with a sale/purchase of the property.

Viewing

Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

commercial@bjbmail.com

Subject to Contract

Misrepresentation Act 1967: These Particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors.

All prices quoted are exclusive of VAT if applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.

All areas and dimensions given are approximate only.