



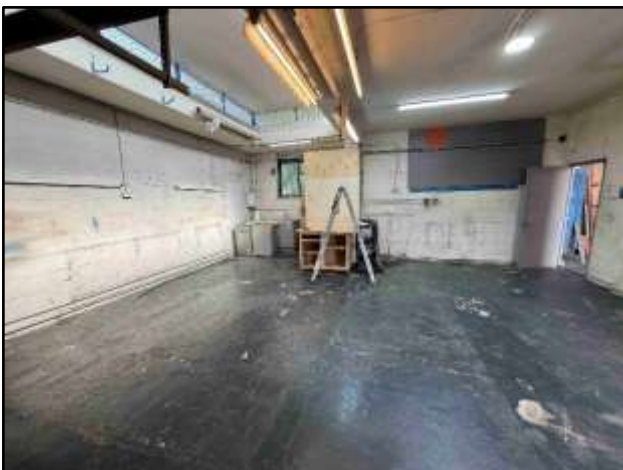
RORY MACK

ASSOCIATES

**FORMER CAMPERVAN WORX,
MASON STREET, FENTON,
STOKE ON TRENT, ST4 3LS**

**TO LET
£10,000 PAX**

- 2 bay workshop on popular industrial estate
- Suitable for light industrial, storage or car mechanics
- Within ½ a mile of A50 dual carriageway (via Heron Cross)
- NIA: 1,047 sq ft with parking available at the front
- EPC – TBC



WORKSHOP AT MASON STREET

FENTON, STOKE ON TRENT

STAFFORDSHIRE, ST4 3LS

GENERAL DESCRIPTION

A workshop premises of masonry elevations supporting flat roof coverings split into two bays and most recently used for campervan conversions. The unit is located on a popular industrial estate and features 2 x up and over garage doors and one electric roller shutter, ideal for light manufacturing or storage. The property briefly comprises a 379 sq ft bay with additional storage room at the rear, and a larger bay of 576 sq ft where a proportion of the flat roof has been lifted by approx. 3 feet to accommodate vehicles that need to be lifted off the ground. The property benefits from 3 phase electricity (100 amps), LED strip lighting and the ability to introduce gas with the current mains capped.

LOCATION

The site is located on Mason Street, access off King Street (A5007), via China Street in Fenton. The unit is less than ½ a mile from the Heron Cross junction of the A50 and is in easy reach of the A500 and M6 motorway.

SERVICES

We understand that mains water, drainage and electricity is available. 3 phase electricity is available at 100amps per phase. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable Value: £5,200

Rates Payable: £2,246.40 pa (26/27)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% exemption.

TENURE

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with the incoming tenant paying £300 plus VAT for the preparation of the lease (if 7 years or less).

ACCOMMODATION

Bay One: 379 sq ft

Store room: 92 sq ft

Bay Two: 576 sq ft

WC: --

Total NIA: 1,047 sq ft

ANTI MONEY LAUNDERING REGULATIONS

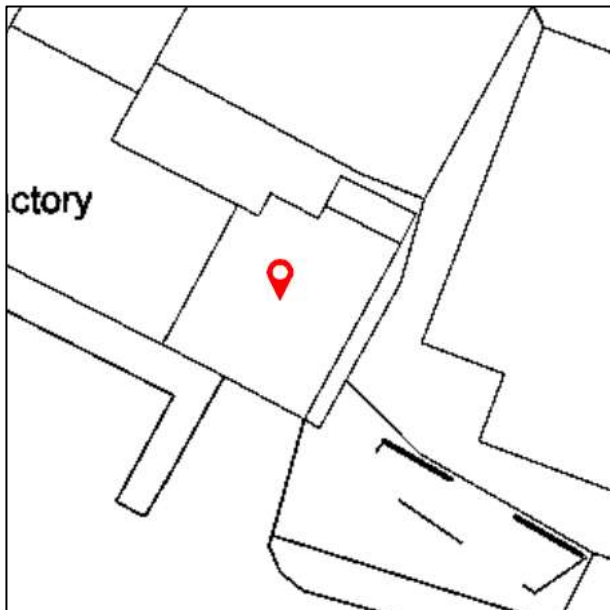
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



WORKSHOP AT MASON STREET

FENTON, STOKE ON TRENT

STAFFORDSHIRE, ST4 3LS



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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