



**3 King Street,  
Kidsgrove, ST7 1HW**

**622 Sq ft  
57.81 sqm**

**£4,500**

Per annum

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.

**To view: 01782 212201  
[commercial@bjbmail.com](mailto:commercial@bjbmail.com)**



**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.

**Accommodation**

Entrance/stairs

Offices: 622.00 sq ft (58 sq m)

Toilet

**Services**

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

**Planning**

Bjb recommend that potential occupiers 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 on new terms to be agreed

**Credit check**

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

**Legal costs**

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

**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.

**Contact**

For all enquiries other than viewings please contact;

Paul Jeffries BSc(Hons)MRICS

Email : 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



Commercial Property butters john bee Surveys butter

**IMPORTANT NOTICE**

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.