



£395 Per Calendar Month

TO LET

The Old Boiler House, Cedar Avenue, Talke, Stoke-On-Trent, ST7 1LA

COMMERCIAL PROPERTY TO LET

The Old Boiler House at Cedar Avenue, Butt Lane, Talke, Staffordshire, ST7 1LA

The accommodation offers a newly refurbished ground floor space, with all mains services connected. Suitable for a variety of uses, subject to any necessary consents. Being situated in an excellent location, just off the A34 (Congleton Road) with excellent road links and in close proximity to Congleton, Alsager and Stoke - on - Trent.

Situation

The Old Boiler House is situated along Cedar Avenue in Butt Lane, Talke. The accommodation is well situated being within 3 miles of Alsager, 7 miles of Congleton and 8 miles of Stoke - on - Trent.

Directions

From our Leek office, take the A523 towards Macclesfield. After approximately 5 miles turn left onto Beat Lane and continue until reaching a set of traffic lights, before Congleton. At the traffic lights continue straight on, after approximately 5 miles turn left onto Moss Road and then onto Peel Lane. At the junction, turn left onto the A34, after approximately xx miles, going through Scholar Green, turn left onto Cedar Avenue and the Old Boiler House will be situated on the left hand side, sign posted by one of our 'To Let' signs.

What3Words Location Code:

//tables.paths.recruiter

Description

The Old Boiler House offers a freshly refurbished ground floor accommodation amounting to 34.51m² or 371.46ft². The accommodation offers potential for a variety of uses subject to any necessary consents and having the benefit of off road parking. The accommodation is in a prominent location being just off the A34.

Accommodation Comprises:

UPVC Front Door giving access to:-

Entrance Hall 2.31m x 1.59m

Kitchen 1.26m x 1.61m

With tiled floor, sink, base and wall mounted unit and window to front elevation.

W.C

With low flush lavatory, wash hand basin and window to front elevation.

Room One 3.36m x 3.66m

With carpet floor and windows to side elevation.

Room Two 3.34m x 3.60m

With carpet floor and window to side elevation.

Outside

Outside the accommodation offers off road parking for one to two vehicles.

Services

We understand that the accommodation is connected to all mains services.

Terms

The property is available for immediate occupations with flexible terms.

Local Authority

The local authorities are Staffordshire County Council and Newcastle – under – Lyme District Council.

Rateable Value

We understand that there is currently no rateable value associated with the accommodation.

Viewings

By prior arrangement through Graham Watkins & Co.

Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The lessor is advised to obtain verification from their Solicitor or Surveyor.