



## 148 Whieldon Road

Fenton, Stoke-On-Trent, ST4 4JJ

Offers Over £75,000



231.00 sq ft

A former builders yard with office to the front and brick built storage to the rear. The building benefits from both electric and gas supplies, and has a kitchen and toilet.



## Description

A former builders yard with office to the front and brick built storage to the rear. The building benefits from both electric and gas supplies, and has a kitchen and toilet.

## Location

The property is located on Whieldon Road, which is off the A500 giving access to Stoke, Hanley and J15 & J16 of M6.

## Accommodation

Office : 139 sq ft (12.87 sq m)

Store : 64 sq ft (5.95 sq m)

Kitchen : 28 sq ft (2.58 sq m)

Rear Porch

W.C.

Rear storage unit : 91 sq ft (8.45 sq m)

Side storage unit : 235 sq ft (21.81 sq m)

Total : 557 sq ft (51.66 sq m)

## 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 VOA website advises the rateable value for 2020/21 is £2,600. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. Small Business may benefit for upto100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

## Tenure - Freehold

Freehold with vacant possession.

## Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

## Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

## Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

## Contact - Tamzin Eales

For all enquiries other than viewings please contact;

Tamzin Eales

Email : commercial@bjbmail.com

## Area Map



## Floor Plans

Sorry, Floor Plans are not available for this property

**butters john bee** <sup>bjb</sup>  
commercial

## Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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