



**37 Causeley Road**

Bucknall, Stoke-On-Trent, ST2 9HJ

£10,000 Per Annum



**1108.00 sq ft**

The premises comprise a circa 1950/60s constructed retail premises located in a parade of similar shops serving the local Bucknall community. The unit has a double fronted display window with door into the unit. Internally the unit benefits from retail area as well as store, kitchen and toilet facilities. Please note convenience stores will not be considered.





## Location

The property is situated in a large residential estate close to both the A52 and A5272 and serves the local community. There is a population of around 20,000 within a 10 minute drive of the property. There is also good access to the residential estates of Bentilee, Townsend, Eaton Park, Abbey Hulton, etc.

## Accommodation

Retail : 757 sq ft (70.31 sq m)

Rear Room : 240 sq ft (22.35 sq m)

Store Area : 29 sq ft (2.71 sq m)

Kitchen : 75 sq ft (7.01 sq m)

W.C : 30 sq ft (2.82 sq m)

Total : 1,131 sq ft (105.2 sq m)

To the rear of the property there is a rear access point and communal yard area.

## Services

Mains water, electricity and drain to main drainage.

## 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 2025/26 is £6,000. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% 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 - Leasehold

Leasehold - on new terms to be agreed.

## EPC

Energy Performance Certificate number and rating is 85 D

## VAT

VAT is not applicable to this property.

## 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.

## 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 - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease at a cost of £1,000 plus VAT and Surveyor fees of £1,000 plus VAT.

## 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.

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