



Workshop/Warehouse, 93 Cooperative Street  
Stafford, ST16 3DA

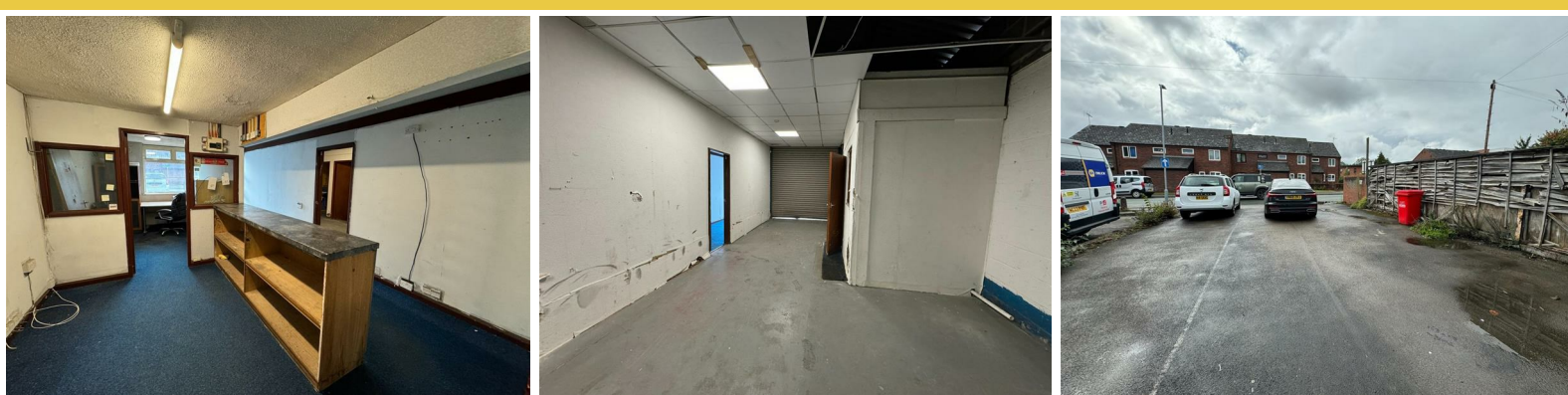
2595.00 sq ft



From £18,000 Per Annum



# Workshop/Warehouse, 93 Cooperative Street Stafford, ST16 3DA



## Description

A detached Workshop/warehouse unit located on Cooperative Street in Stafford. The property has a Roller Shutter Door to the front measuring 8.4ft x 8.4ft and an internal eaves height of 12ft. The property has a reception area, office, two WCs and kitchen. There is parking for up to six vehicles at the front of the property.

The property would suit a variety of uses including Vehicle workshop/garage, storage and distribution or light engineering uses.

## Location

The property is situated on Cooperative Street which connects Stone Road with Marston Road. Sat Nav users should use ST16 3DA.

## Accommodation

GIA: 2,595 Sq ft (241.08 Sq m)

## 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 from the 1st April 2026 is £15,250. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p 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.

## Services

Single Phase Electric, Water and mains drainage are all connected to the property. There is a gas supply but the new Tenant will need to set up an account in order to get a meter installed.

\*There is a gas heater installed within the workshop however this has not been tested and is let 'as found'. It would be up to the incoming Tenant to undertake a service and inspection of the heater by a suitably qualified person prior to use.

## EPC

Energy Performance Certificate number and rating is E (107)

Please note that since the EPC certificate was carried out the property has had modern LED lighting installed.

## Rent

£18,000 per annum / £1500 pcm

## Tenure

A new lease for a preferred term of 3 years or more on Full Repairing Terms.

## Credit Check

Applicable to individuals (Sole Traders) and New Companies

On agreed terms the incoming 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 Fees

The incoming tenant is will contribute towards the cost of the preparation of the lease. Cost £450 plus VAT.

## Proof of Identity

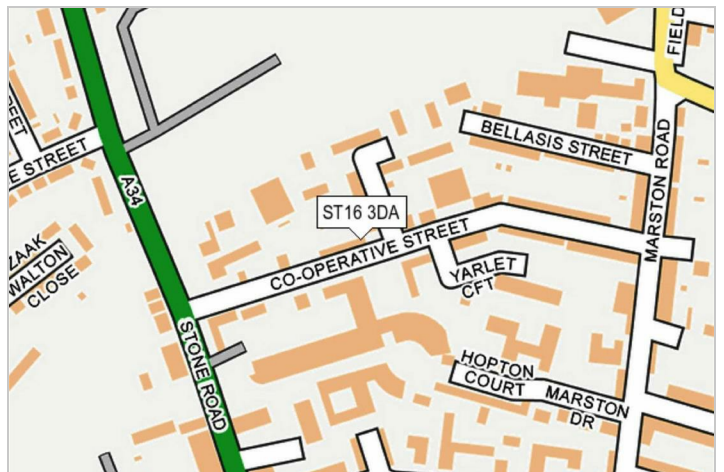
To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

## VAT

We have been advised Vat is NOT applicable to this property.

## 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.



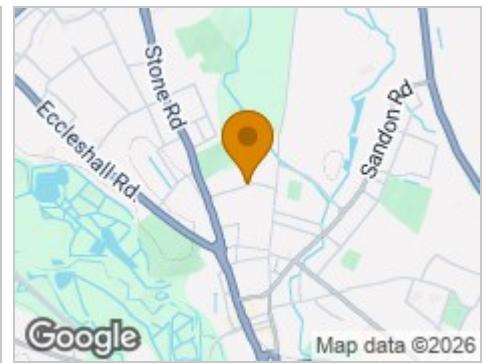
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Sorry, Floor Plans are not available for this property

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

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Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ  
Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com) [www.buttersjohnbee.com](http://www.buttersjohnbee.com)