



17 The Strand

Longton, Stoke-on-Trent, ST3 2JF

£7,250 Per Annum



RICS
Regulated by RICS

791.00 sq ft

Ground floor retail unit with first floor storage or further retail area within Longton Town Centre. Directly behind local indoor market and opposite Tesco Supermarket car park with good footfall.



Description

The property comprises a ground and first floor lock up retail unit with direct access onto The Strand and also with access to Longton Market. There is a pedestrian door from The Strand providing access into the main retail area which has a large display window. There is also a door leading directly into the Market with large display window to the Market as well as facing the main entrance door from The Strand into the Market.

The property is ideal for a number of uses and has the advantage of access into the Market.

The unit is carpeted with panelled walls and suspended ceiling. Stairs lead to the first floor which provides further retail/storage area with further stairs to a kitchen and stores. The first floor is carpeted and has painted walls and ceiling.

Location

The property is located in Longton Town Centre, one of the six towns which make up the Stoke-on-Trent conurbation and is located to the south. Longton has a large residential population close by with some 90,000 people within a 10 minute drive of the Town Centre.

The property is facing directly on to The Strand, one of the main thoroughfares through the Town and also giving access to Tesco and other retail units including Argos, Next and Matalan. Longton is a busy Town Centre.

Accommodation

Ground Floor Area 327 sq.ft. (30.37 sq.m.)

Store 32 sq.ft. (2.97 sq.m.)

First Floor 290 sq.ft. (26.94 sq.m.)

Kitchen 142 sq.ft. (13.19 sq.m.)

Store 31 sq.ft. (2.87 sq.m.)

Total Floor Area 781 sq.ft. (73.48 sq.m.)

Services

Mains water and electricity are believed to be connected but have not been tested.

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 £6,100. 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 upto 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.

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 at a cost of £750 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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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