

butters john bee^{bjb} commercial



Unit 1, 23 High Street

Stone, ST15 8AJ

£13,000 Per Annum



1095.00 sq ft

Available January 2025 a two storey retail premises situated on Stone High Street. The property benefits from ground floor retail, kitchen and w.c with first floor having two rooms, currently used for storage.



Location

The property is located on Stone High Street in the town centre. Stone is accessed via a one way system which runs around the town centre and accesses the A34 at two points. The A34 heads to Stafford in one direction, and Trentham, Longton and Newcastle in the other direction.

Accommodation

Ground Floor

Retail : 590 sq ft (54.80 sq m)

Kitchen : 105 sq ft (9.73 sq m)

Store : 63 sq ft (5.82 sq m)

W.C.

First Floor

Room 1 : 153 sq ft (14.19 sq m)

Room 2 : 184 sq ft (17.08 sq m)

Total : 1,095 sq ft (101.62 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 2025/26 is £13,250. 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 a new full repairing and insuring lease with terms to be agreed.

Service Charge

There is an annual service for maintenance of approx £1,000 per year.

EPC

Energy Performance Certificate number and rating is 101 E

VAT

We have been advised VAT is NOT applicable to the rent.

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.

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.

Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com