



6a & 6b Seaford Street

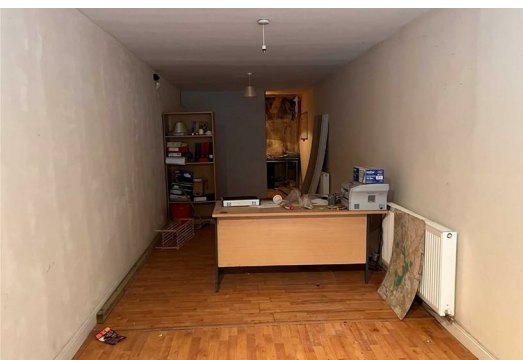
Shelton, Stoke-on-Trent, ST4 2EU

Asking Price £255,000



sq ft

A mixed use property with ground floor retail unit, office and workshop, flat accommodation above which is currently let at £14,400 per annum. There is a temporary occupier on the ground floor currently paying £6,000 per annum. The property may suit different uses subject to obtaining relevant planning permission.



Location

Seaford Street is situated off Stoke Road (A5006) within the heart of Shelton. The area is mainly student accommodation with University, Train Station and A500 a few minutes away.

Accommodation

The accommodation consists of retail space, 3 ground floor offices, kitchen, toilet, 2 workshop /store rooms, flat accommodation comprising living room, kitchen, 5 bedrooms, bathroom and shower room.

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 2024/25 is £3,400 The standard non-domestic business rates multiplier is 54.6p. 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

Freehold subject to existing leases.

EPC

Energy Performance Certificate number and rating for the ground floor is 78 D

Energy Performance Certificate number and rating for the first floor is 49 E

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

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.

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.