



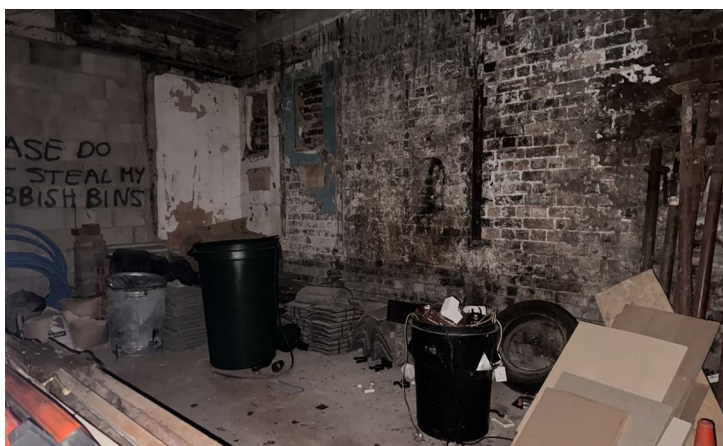
## Ground floor & Storage 6A Seaford Street

Shelton, Stoke-on-Trent, ST4 2EU

£10,000 Per Annum

888.00 sq ft

A ground floor retail / office premises with storage unit to the rear. The client is currently submitting planning for 2 side doors to give access direct into the unit. The unit is in a residential area so will suit retail to the front but the rear unit storage only, perhaps for a small independent or startup business.





## 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

Front Office / Retail area consisting of several rooms

Rear warehouse : 644 sq ft (59.87 sq m)

Side warehouse : 244 sq ft (22.65 sq m)

Total : 888 sq ft (82.52 sq m)

## Services

Electric 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 £XXXXXX. 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 upto100% 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.

## EPC

Energy Performance Certificate number and rating is TBC

## 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.

## 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 firms 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