

butters john bee^{bjb} commercial



16 The Strand

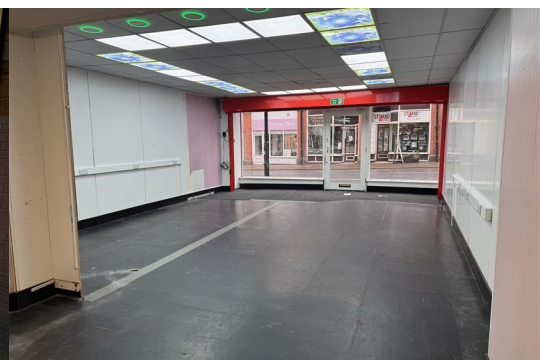
Longton, ST3 2JH

£11,000 Per Annum



1159.00 sq ft

Available to let is this ideally located ground floor premises in Longton town centre. Internally there is a retail area which leads to the kitchen and toilets. The premises also benefits from a generous cellar. The unit is considered suitable for most retail uses, however minimarkets and vape shops will not be permitted.



Location

Located on The Strand within Longton Town Centre and is in close proximity to the bus station, Tesco Superstore, Next, Argos, Wrights and a number of other smaller retailers.

Accommodation

Retail Area: 546 sqft (50.7 sqm)

Staff Room / Kitchen: 186 sq ft (17.32 sq m)

Staff Toilet

Storage : 24 sq ft (2.27 sq m)

Cellar: 403 sqft (37.41 sqm)

Total : 1,159 sq ft (107.70 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 £9,700. 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. The Landlord insures the building and the premium is re-charged to the tenant on an annual basis.

EPC

Energy Performance Certificate number and rating is TBC.

VAT

VAT is applicable to this property.

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 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.

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