

3 MONTHS  
RENT FREE



**4b Eastgate Street**  
Stafford, ST16 2NQ

£5,400 Per Annum

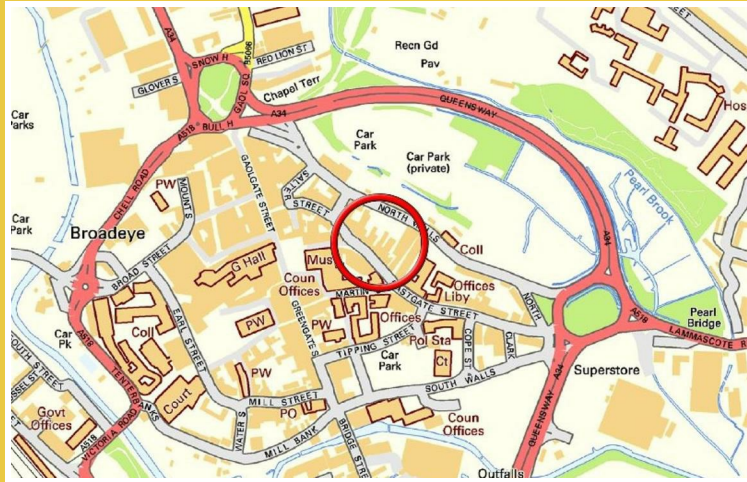
382.00 sq ft





# 4b Eastgate Street

Stafford, ST16 2NQ



## Description

**3 MONTHS RENT FREE!**

First floor offices situated to the rear of Martin & Co on Eastgate Street in Stafford town centre. The offices benefit from separate access from the side and rear with the benefit of on-site car parking. Flexible terms available.

## Accommodation

First Floor : 382 sq ft (35.49 sq m)

## Services

All mains services are available subject to any reconnection which may be necessary.

## Utility charges

The tenant will pay a contribution of 14% of the total cost of electric and heating charges with the remainder being paid by the other tenants within the building

## 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

\*\*\* ZERO RATES APPLICABLE \*\*\*

The VOA website advises the rateable value for 2025/26 is £5,900 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

A new lease for a term of 3 years. Tenants break options to be considered.

## EPC

Energy Performance Certificate number and rating is D -91

## **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**

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease at £450 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.



Road Map



Hybrid Map



Terrain Map



## Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

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.