



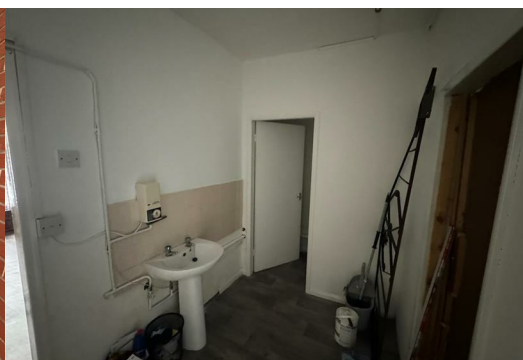
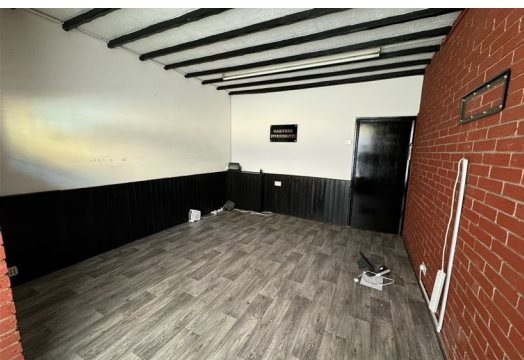
4 Rathbone Street  
Tunstall, Stoke-on-Trent, ST6 6DH

£5,400 Per Annum



237.00 sq ft

A lockup shop premises located on Rathbone Street, the main thoroughfare from High Street to the new retail park. The property would suit a variety of retail uses including a Barbers, Vape store or Mobile phone repair shop,



## Location

The property is situated on Rathbone Street close to its junction with High Street. Good access to A500, Burslem and Hanley town centre

## Accommodation

Ground Floor

Sales : 186 sq ft (17.28 Sq m)

Store: 51 Sq ft (4.74 Sq m)

WC

TOTAL NIA: 237 Sq ft (22.02 Sq m)

## Services

Electric and Water are available subject to any reconnection with the relevant utility providers.

## 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 2024/25 is £2,650. 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 - on new terms to be agreed from 2 years upwards.

## EPC

Energy Performance Certificate number and rating is E (118)

## VAT

VAT is NOT applicable

## 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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

## 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+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.

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