



6 Campbell Place

Stoke, Stoke-on-Trent, ST4 1LX

Asking Price £140,000



921.00 sq ft

A mixed use property within Stoke town centre used as a ground floor tattoo parlour and modern first floor flat with planning permission granted to provide a separate access into the flat. The property benefits from a dry cellar with power and lighting, and there is public parking to the rear.



Location

Campbell Place (A52) is the main road running within Stoke town Centre. The town centre is a few minutes drive away from the A500 which leads to J15 & J16 of the M6 motorway, and in the other direction there is access to Hartshill and the local hospital, and further on into Newcastle-under-Lyme.

Accommodation

Ground Floor

Retail : 301 sq ft (27.98 sq m)

Rear room : 146 sq ft (13.6 sq m)

Utility : 65 sq ft (6.04 sq m)

W.C

First Floor

Through Lounge Kitchen : 306 sq ft (28.35 sq m)

Bedroom : 85 sq ft (7.89 sq m)

W.C : 18 sq ft (1.68 sq m)

Total : 921 sq ft (85.54 sq m)

The property also benefits from a cellar accessed from the rear of 317sq ft (29.58 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 2023/24 is £6,700. The standard non-domestic business rates multiplier is 51.2p. 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

Freehold with vacant possession.

EPC

Energy Performance Certificate number and rating is 211 G

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.

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.

VAT

VAT is to be confirmed.

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

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.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ
Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com