butters john bee bjb
commercial

TAKE ON THIS PROPERTY BY CHRISTMAS AND GET TWO MONTHS RENT FREE!



74 High Street

Cheadle, Stoke-on-Trent, ST10 1AJ

RICS® Regulated by RICS

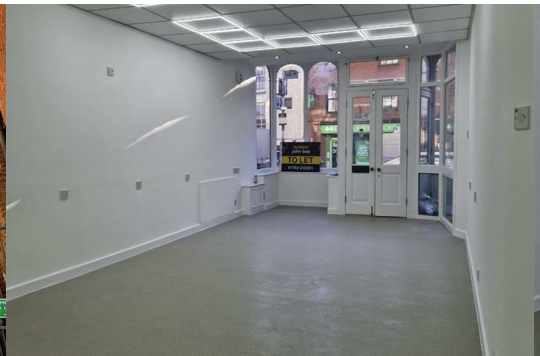
600.00 sq ft

£7,200 Per Annum

Excellent opportunity to let a recently refurbished ground floor retail premises occupying a prominent position in Cheadle town centre on High Street. The property includes front retail area, lower ground floor staff room and store rooms, kitchen and WC. Would suit a variety of uses under Class E including retail, office, cafe. Parking nearby and opposite.

****The two month rent free incentive is strictly on the basis of taking occupation of the property before Christmas and signing a 12 month licence agreement.****







Description
Ground floor retail premises previously used as hair salon and a mini market, this versatile property will suit a variety of uses under Class E seeking high street premises in a town centre location.

There is on street car parking to the front of the property and Cheadle's main pay and display car park is a short walk away. Nearby retailers include Asda, Boots, and B&M.

Accommodation
Front Retail Area: 367 Sq ft (34.09 Sq m)
WC
Lower Ground Floor Staff Room: 68 Sq ft (6.32 Sq m)
Lower Ground Floor Store: 165 Sq ft (15.33 Sq m)

TOTAL NIA: 600 Sq ft (55.74 Sq m)

Services
Mains water and electricity are available subject to any reconnection which may be necessary.

Rating
** ZERO RATES APPLICABLE **

The VOA website advises the rateable value from April 2026 is £4,700 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 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.

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.

Tenure - Leasehold

EPC
Energy Performance Certificate number and rating is 75 - C

VAT
VAT is NOT applicable.

Legal Costs
Each party is to be responsible for their own legal costs.

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.

Buildings Insurance
The building is insured by the landlord and the costs are recharged to the ingoing tenant. The premium for the current year is £467.74 (£38.98/month), with the policy running until 9th July 2027.

Service Charge
A service charge of approximately £100 per calendar month is payable by the tenant, contributing towards the ongoing maintenance, upkeep and statutory compliance of the building, including drainage, guttering and communal fire safety provisions. Full details will be set out within 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.