



## 1A Brunswick Street

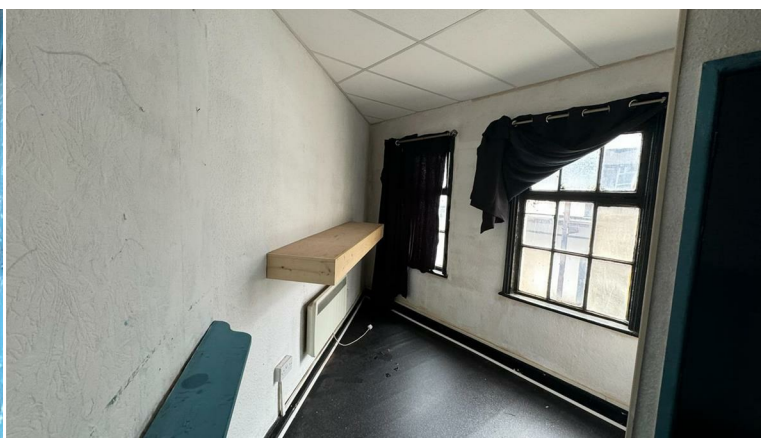
Hanley, Stoke-On-Trent, ST1 1DR

£2,340 Per Annum



242.00 sq ft

Ground and first floor kiosk style shop offering a cost effective solution for a niche trader. Being a short walk from the city centre and Tesco supermarket, the latter providing ideal short stay parking.



## Description

Ground and first floor kiosk style shop offering a cost effective solution for a niche trader. Being a short walk from the city centre and Tesco supermarket, the latter providing ideal short stay parking.

## Accommodation

Ground Floor

Comprises three areas over multiple levels  
136 sq ft (12.6 Sq m)

First Floor

106 Sq ft (9.87 Sq m)

TOTAL NIA: 242 Sq ft (22.47 Sq m)

## Services

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

## Rating

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

The VOA website advises the rateable value for 2024/25 is £2,700. 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.

## 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.

## EPC

Energy Performance Certificate number and rating is E (115) - Valid until 2nd July 2029

## Tenure - Leasehold

Leasehold - on a new full repairing and insuring lease for 3 years or more.

The rent for the first year is being offered at a discounted rate at £2,340. The rent is to increase to £3,120 in year 2 and 3, followed by a rent review for subsequent years.

## 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.

## Legal Costs - Letting

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

## 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.

## VAT

We have been advised Vat is NOT applicable to this property.

## Buildings Insurance

The landlord insures the building and will recharge the incoming tenant £12 per month as per the terms of the new 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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