



19-21 Waterloo Road

Burslem, Stoke-On-Trent, ST6 2EH

£7,800 Per Annum



419.00 sq ft

A double fronted ground floor retail property on main road location. The property benefits from double glazing, heating, cellar, 2 parking spaces to the rear and storage container. The property is situated a few yards away from B&M store on the road between Hanley City Centre and Burslem.



Location

The property is situated on Waterloo Road (A50), a few hundred yards from B&M store. Waterloo Road runs from Burslem towards Hanley Town Centre and gives access Festival Park retail park, as well as the A500 leading to J15 and J16 of the M6.

Accommodation

Ground Floor

Double fronted retail area : 217 sq ft (20.18 sq m)

Kitchen : 116 sq ft (10.79 sq m) inc w.c.

Office : 86 sq ft (8.02 sq m)

Cellar with light and access to rear for loading / unloading : 462 sq ft (42.94 sq m)

Please note some areas of the cellar are not full height.

Rear yard with parking

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 £4,900. 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 - Leasehold

Leasehold - on a new full repairing and insuring lease with terms to be agreed.

EPC

Energy Performance Certificate number and rating is 64 C

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 - Letting

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

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