



## 507 King Street

Fenton, Stoke-On-Trent, ST3 1HD

Offers In The Region Of £75,000



537.00 sq ft

A two storey property on one of the main roads within Stoke-on-Trent. The property has undergone some refurbishment with double glazed windows and plastering throughout and benefits from an enclosed rear yard/garden area.



## Location

The property is located on King Street A5007 between Longton and the roundabout with A50, giving access into Fenton & Hanley. The A50 and subsequently A500 are accessed from this roundabout, with the A500 giving access to the majority of the Stoke-on-Trent towns and further towards M6 J15 and Crewe.

## Accommodation

Ground Floor

Retail : 266 sq ft (24.68 sq m)

Rear porch area : 38 sq ft (3.57 sq m)

First Floor

Front Room : 132 sq ft (12.23 sq m)

Rear Room : 101 sq ft (9.37 sq m)

Outside rear yard

Total : 537 sq ft (49.85 sq m)

## Services

All mains services are available subject to any reconnection which may be necessary. Please note there is no gas supply to this premises.

## 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 April 2023 to present is £1,450. 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 - Freehold

Freehold with vacant possession.

## EPC

Energy Performance Certificate number and rating is 145 F.

## 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.

## 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.

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