

butters john bee^{bjb} commercial



101 High Street

Wolstanton, Newcastle-under-Lyme, ST5 0EP

£11,000 Per Annum



1065.00 sq ft

A three storey retail premises located within a parade of shops on Wolstanton High Street. The property is currently used as a pet shop and has historically been a pharmacy. The ground floor offers sales area, store room and w.c. The first and second floors have 2 rooms each, currently used for storage.



Location

Wolstanton High Street is a well-established local centre in the heart of Wolstanton, Newcastle-under-Lyme. The High Street offers a range of local shops, businesses and everyday amenities, with convenient access to Newcastle-under-Lyme, Stoke-on-Trent and the surrounding areas via A34 and A500. The area approx 1 mile to Wolstanton Retail Park, providing a convenient and accessible location for both residents and businesses.

Accommodation

Ground Floor

Retail : 465 sq ft (43.19 sq m)

Store Room : 33 sq ft (3.02 sq m)

Rear Store & w.c. : 37 sq ft (3.41 sq m)

First Floor

Front Room : 213 sq ft (19.75 sq m)

Rear Room : 111 sq ft (10.34 sq m)

Second Floor

Front Room : 143 sq ft (13.32 sq m)

Rear Room : 63 sq ft (5.86 sq m)

Total : 1,065 sq ft (98.89 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 from the 1st April 2026 is £6,700. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p 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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