



**35 Weston Road**  
**Stafford, ST16 3RL**

£12,000 Per Annum



**687.00 sq ft**

Prominent ground floor shop premises situated on Weston Road in Stafford. The property would suit a variety of uses (STPP) including a cafe, shop or walk-in office. A new shop frontage will be installed and incentives are available subject to the status of the ingoing Tenant,



## Description

Ground floor retail unit with display window and door to front leading to sales area with ancillary/store to the rear of the property. On street parking is available for customers immediately in front of the premises.

The property is suitable for a range of uses include Coffee Shop/Cafe, retail sales or a walk-in office. No hot food takeaway use or Mini Markets.

## Location

The property is located on Weston Road in Stafford with nearby occupiers including The Co-Op, Post Office and Pizza Hut Delivery, Sat Nav users should use postcode ST16 3RL.

## Accommodation

Retail: 537 Sq ft (49.89 Sq m)

WC

Rear Ancillary: 150 Sq ft (13.94 Sq m)

TOTAL NIA: 687 Sq ft (63.82 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 2025/26 is £6,400. 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 internal repairing and insuring lease with terms to be agreed.

## 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.

## EPC

Energy Performance Certificate number and rating is C-65

## VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on 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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Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com) [www.buttersjohnbee.com](http://www.buttersjohnbee.com)