



5 Woodberry Close

Trent Vale, Stoke-on-Trent, ST4 5LU

£5,500 Per Annum



532.00 sq ft

The property comprises a ground floor lock-up shop unit with display window within a parade of shops and benefitting from roadside parking. The property has previously been used as Sunbeds with hair and beauty, however would suit alternative uses subject to approval. There are currently partition walls up to provide cubicles, however these could be removed.



Location

The property is situated on Woodbury Close, just off Harpfields Road which provides direct access onto the A34 dual carriageway. The A34 gives access into Newcastle-under-Lyme Town Centre and the A500, a major urban expressway through the heart of the North Staffordshire conurbation linking junctions 15 and 16 of the M6 Motorway. There is good access to all the Stoke-on-Trent towns. Woodberry Close is located to the south of the City.

Accommodation

Retail area : 381 sq ft (35.37 sq m) currently with partition walls.

Rear Room : 122 sq ft (11.35 sq m)

Wash Area : 29 sq ft (2.66 sq m)

Total : 532 sq ft (49.38 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 £2,900. 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 67 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.

Deposit

The landlords are looking for a deposit equal to 3 months full rent being £1,375 to be held for the duration of the lease.

Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs of £1,000 plus VAT and surveyors fees of £1,000 plus VAT 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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