



## Ground Floor, 39-43 Victoria

Fenton, Stoke-On-Trent, ST4 2HG

£9,000 Per Annum



1745.00 sq ft

A ground floor double fronted retail unit with roller shutter doors to the front and rear yard. The property would suit a variety of uses (stpp). There is public car parking behind the property and Victoria road gives access to major roads within the city.



## Location

The property is located on Victoria Road towards the top near the roundabout with City Road and King Street, Fenton. Victoria Road is one of the main roads within the city, giving access to Hanley and Stoke station in one direction and the A50 and A500 in the other direction.

## Accommodation

Ground Floor

Retail : 736 sq ft (68.39 sq m)

Additional rear area : 151 sq ft (14.02 sq m)

W.C.

Kitchen : 150 sq ft (13.9 sq m)

Store : 60 sq ft (5.66 sq m)

W.C.

Total : 1,097 sq ft (101.97 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 for the retail unit 2024/25 is £8,800. The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% 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 for the ground floor is 93 D

## 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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Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com) [www.buttersjohnbee.com](http://www.buttersjohnbee.com)