



**13 - 15 Victoria Road**

Fenton, Stoke-on-Trent, ST4 2HE

Asking Price £165,000

1406.00 sq ft



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## Description

A mixed use part let property consisting of 2 well presented first floor flats and 2 ground floor retail units. Number 13 is a ground floor retail unit let on a new 3 year lease from 14th August 2023 with number 15 having been stripped out and requiring complete refurbishment. There is a cellar which runs under both units. The property is situated within a parade of shops with flats above having their own access from the rear. The current rental income from the flats is £9,300 and from unit 13 is £4,200 giving a total income of £13,500pa.

## Location

The property is located at the top of Victoria road a few hundred yards from the roundabout with City Road and King Street, Fenton.

## Accommodation 13

Entrance porch

Front retail area : 143 sq ft (13.25 sq m)

Middle room : 90 sq ft (8.33 sq m)

Rear room : 69 sq ft (6.38 sq m)

Kitchen : 28 sq ft (2.64 sq m)

W.C.

There is also a cellar (not measured) adjoining unit 13.

## Accommodation 15

In need of complete refurbishment

Front : 271 sq ft (25.14 sq m)

Rear : 70 sq ft (6.46 sq m)

W.C at rear

Cellar adjoining number 15

## Accommodation 13A

Access via rear yard (included with this lease)

First Floor

Lounge : 145 sq ft (13.48 sq m)

Kitchen : 85 sq ft (7.87 sq m)

Shower Room

Second Floor

Bedroom : 122 sq ft (11.29 sq m)

Current rent payable is £350 pcm.

## Accommodation 15A

Access via rear yard (included with this lease)

First Floor

Lounge : 188 sq ft (17.44 sq m)

Kitchen : 104sq ft (9.65 sq m)

Shower Room

Second Floor

Bedroom : 91 sq m (8.43 sq m)

Current rent payable is £425 pcm.

## Services

All mains services are available subject to any reconnection which may be necessary. The water supply for the whole property is currently invoiced to the landlord who will then invoice the ground and first floor tenants 50/50 (subject to use).

## 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 13 for 2023/24 is £4,550 and the rateable value for 15 for 2023/24 is £2,700. The standard non-domestic business rates multiplier is 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto 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 on ground floor unit 15, and subject to existing tenancies in place on 13, 13A and 15A.

Unit 13 is let on a 3 year lease from 14th August 2023 at £4,200 per annum.

## Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the

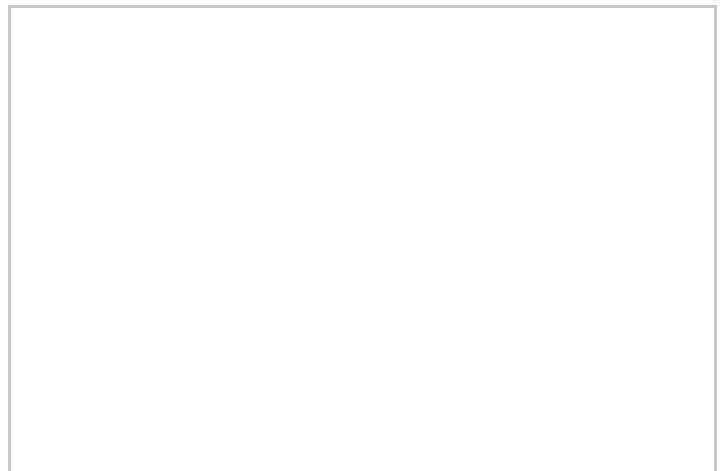
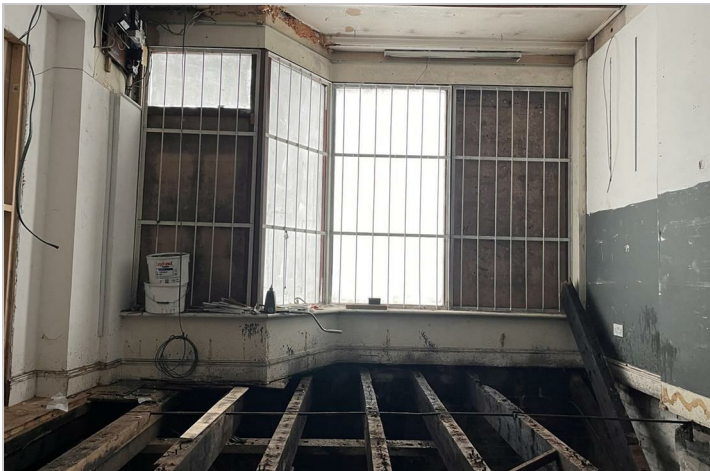
buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

## 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.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Sorry, Floor Plans are not available for this property

**butters john bee** <sup>bjb</sup>  
commercial

## Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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