



## U6 Eccleshall Arcade 12 High Street

Eccleshall, Stafford, ST21 6BZ

£5,720 Per Annum

244.00 sq ft



A delightful ground floor retail unit situated within Eccleshall Arcade which itself occupies a prominent position on the High Street in the town of Eccleshall. The property is ready to occupy and benefits from having large display windows and front entrance door. The rent is inclusive of building insurance and water and there are no service charges. An ideal opportunity for a small business looking for their first premises in a affluent and charming town.



## Description

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## Accommodation

244 Sq ft (22.67 Sq m)

## Services

Electric (sub metered) and water (free) are available and connected.

## 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

\*\*\* ZERO BUSINESS RATES APPLICABLE \*\*\*

The VOA website advises the rateable value for 2025/26 is £3,800. 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 lease with terms to be agreed for a preferred term of 12 months or more.

## EPC

Energy Performance Certificate number and rating is B (38)

## VAT

VAT is NOT applicable.

## 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

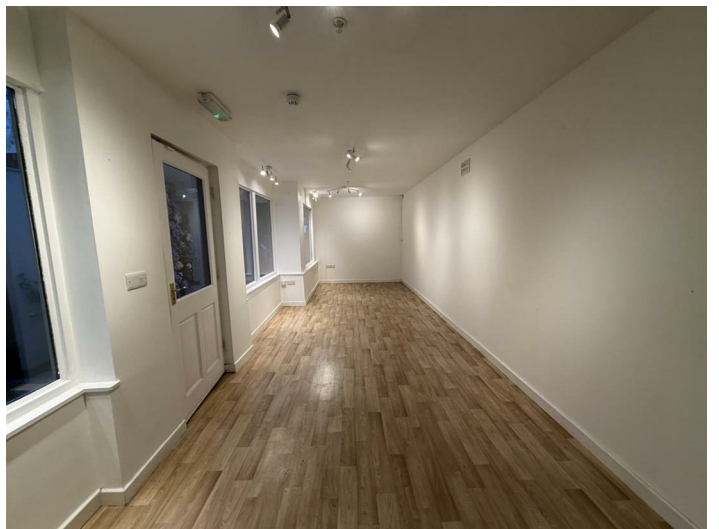
On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required 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

Not applicable to this property.

## 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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