

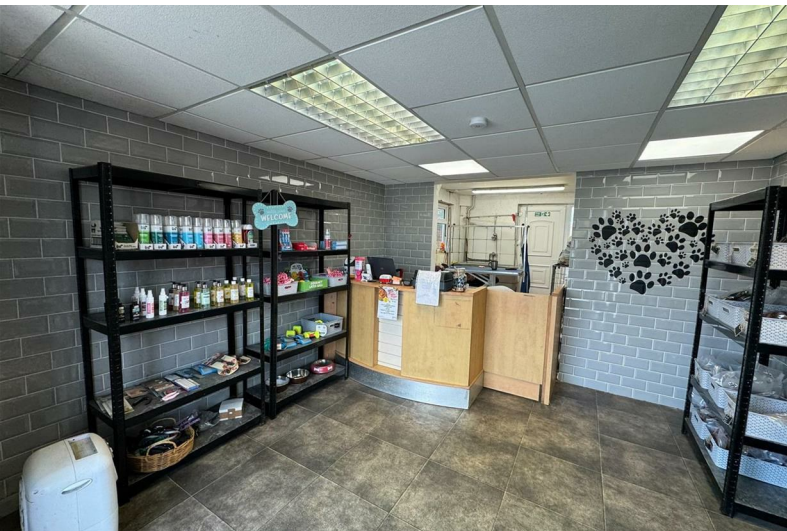
butters john bee^{bjb} commercial



74a Church Street
Audley, Stoke-on-Trent, ST7 8DA

Asking Price £67,500

475.00 sq ft



74a Church Street

Audley, Stoke-on-Trent, ST7 8DA

An opportunity to acquire a retail investment within in the popular village of Audley producing £5,172 per annum from a longstanding Tenant. Prominent position opposite Tesco Express with car parking nearby. Garden to the rear.

Description

A rare opportunity to acquire a retail investment in the popular village of Audley. The property has been let for the last 10 years to a Dog Groomers who is currently holding over but wishes to stay in occupation and sign a new lease. Garden to the rear.

Accommodation

Net retail/Sale Area: 268 Sq Ft (24.90 Sq m)

Upper Retail: 207 Sq Ft (19.20 Sq m)

Total NIA: 475 Sq ft (44.13 Sq m)

Services

All mains services are available subject to any reconnection which may be necessary.

Rating

The VOA website advises the rateable value for 2023/24 is £4,350 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 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.

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.

Tenure

Freehold subject to the existing tenancy in place which was renewed in January 2023 for 10 years at £5,172 pa

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 Pack

A legal pack is available and for those looking to proceed immediately; we can offer 20 or 60 working day completions. The buyer will pay £500 towards the legal costs/documents within the pack as this will enable them to proceed without additional searches and information requests. We would recommend you seek legal advice prior to purchase.

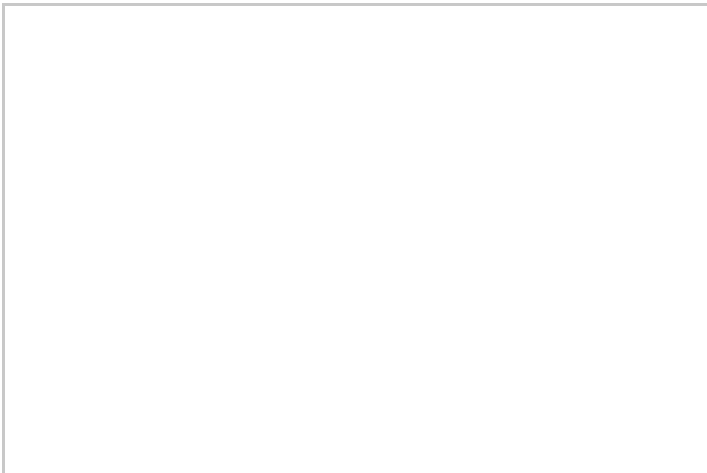
Viewing

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.

VAT

We have been advised that VAT is NOT applicable to this transaction.



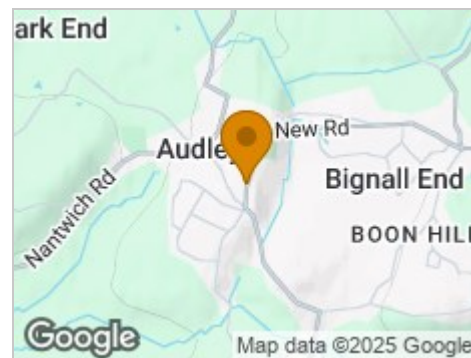
Road Map



Hybrid Map



Terrain Map



Floor Plan

Sorry, Floor Plans are not available for this property

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commercial

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.