



246 London Road

Stoke, Stoke-on-Trent, ST4 5RH

Asking Price £110,000



961.00 sq ft

Two storey end terrace commercial premises previously used up until February 2025 as a Chiropodist. and benefitting from gas central heating, UPVC double glazing and having a prominent position on London Road close to a range of shops and amenities. Viewing is recommended to appreciate this well presented property with scope for improvements with refurbishment of the rear single storey section, suit a variety of uses.



Location

The property is situated on London Road (B5041) a few minutes away from Sainsburys, Lidl, and Stoke town centre. A few minutes drive gives access to the A500 providing access throughout Stoke-on-Trent and leading to J15 and J16 of the M6.

Accommodation

Ground Floor:

Front Retail - 204 square feet (18.95 square metres)
 Rear Retail - 69 square feet (6.41 square metres)
 Consulting Room - 149 square feet (13.84 square metres)
 WC
 Kitchen - 63 square feet (5.85 square metres)
 Storage Rooms 74 square feet (6.87 square metres)

Ground Floor Total: 559 square feet (51.93 square metres)

First Floor:

Front Room - 214 square feet (19.88 square metres)
 Middle Room - 97 square feet (9.01 square metres)
 Rear Room - 91 square feet (8.45 square metres)

First Floor Total: 402 square feet (37.35 square metres)

Ground and First Floor Total: 961 square feet (89.28 square metres)



Services

All mains services are available and are currently connected (at the point of instruction - 21/7/25). Please note we cannot guarantee connections and therefore they could be subject to any reconnection which may be necessary at the point of completion.

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

*** THREE PROPERTY IS ZERO RATES APPLICABLE ***

The VOA website advises the rateable value for April 2023 to present is £2,900. 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 - Freehold

Freehold with vacant possession.

EPC

Energy Performance Certificate number and rating is E.

VAT

VAT is to be confirmed.
 Please enquire with the agent if vat is applicable or not on this premises.

Proof of Identity

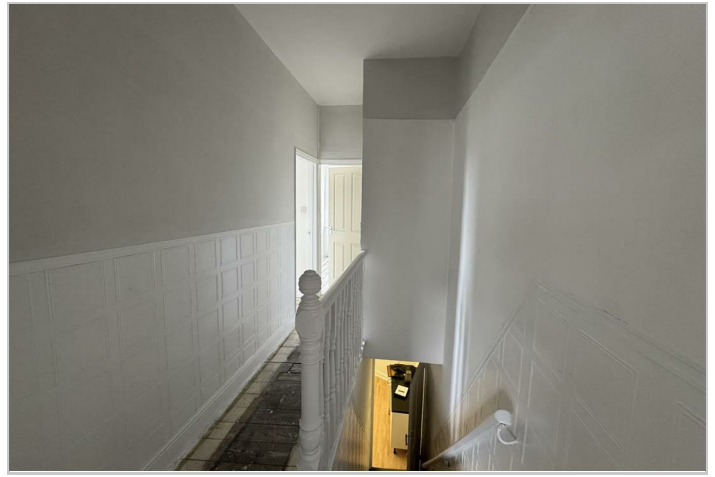
To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

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.



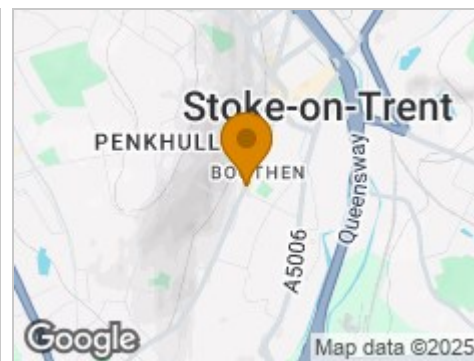
Road Map



Hybrid Map



Terrain Map



Floor Plan

Sorry, Floor Plans are not available for this property

butters john bee ^{bjb}
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.

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.

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