

butters john bee^{bjb} commercial



500 Hartshill Road

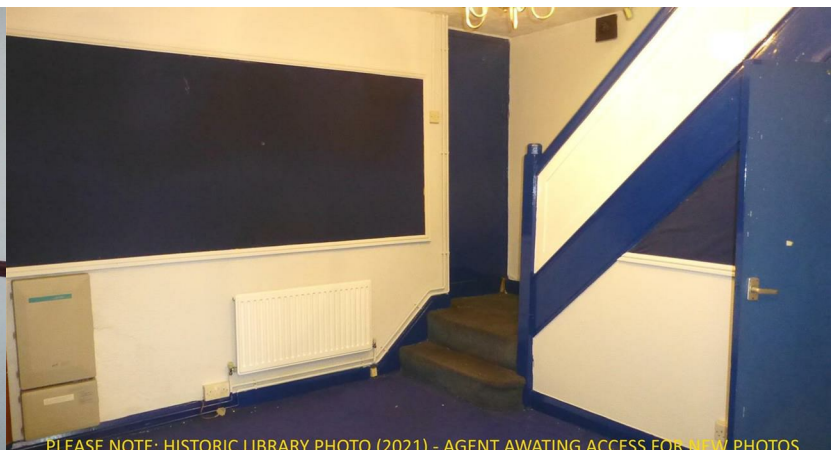
Hartshill, Stoke-On-Trent, ST4 6AD

Asking Price £75,000

Two storey retail/office investment conveniently situated between Newcastle and Stoke within the Hartshill area of the city and near to the Royal Stoke Hospital. Offered with Vacant Possession but previously let at £6,000 pa. Excellent investment potential with expected returns of 8.0% plus.



668.00 sq ft



PLEASE NOTE: HISTORIC LIBRARY PHOTOS (2021) - AGENT AWAITING ACCESS FOR NEW PHOTOS

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Description

A two storey premises with prominence benefitting from gas central heating, alarm system and large display window to the front. This attractive traditional property is currently offered with vacant possession with the potential to earn £8.000 pa plus.

Location

The property is situated on Hartshill Road (A52) near the junction with Victoria Street. The property is a short drive from Newcastle town centre, the A500 and Stoke town centre.

Accommodation

GROUND FLOOR

Retail/Office with partitions: 377 sq ft (35 sq m)

FIRST FLOOR

Front Office : 192 sq ft (17.82 sq m)

Office: 75 sq ft (7.01 sq m)

Kitchenette : 24 sq ft (2.19 sq m)

TOTAL NIA : 668 sq ft (62.02 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.

Tenure - Freehold

Freehold with vacant possession.

EPC

Energy Performance Certificate number and rating is 77 D

VAT

VAT is NOT applicable to this sale.

Rating

The VOA website advises the rateable value for 2024/25 is £5,800. 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 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.

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.