



## 7-10 Woodberry Close

Trentvale, Stoke-on-Trent, ST4 5LU

£9,000 Per Annum



1143.00 sq ft

A double unit located in a prominent location within a large residential area. Suitable for a number of uses, subject to gaining the necessary planning permission.



## Description

The property comprises a double unit with two front doors leading into the main retail area. There is an interconnecting door between the two areas with the retail area being carpeted and having painted walls and ceiling. From the main retail area there is a door into a store room, door off to a kitchen and there is also a toilet. From the second area, a door leads into a store room with kitchen off having lino floor, tiled walls and artex ceiling. There is also a further store/toilet.

## Location

The property is situated on Woodbury Close, just off Harpfields Road which provides direct access onto the A34 dual carriageway. The A34 gives access into Newcastle-under-Lyme Town Centre and the A500, a major urban expressway through the heart of the North Staffordshire conurbation linking junctions 15 and 16 of the M6 Motorway. There is good access to all the Stoke-on-Trent towns. Woodbury Close is located to the south of the City.

## Accommodation

Retail Area 723 sq.ft (67.17 sq.m)

Rear Store 139 sq.ft (12.91 sq.m)

Further Store 72 sq.ft (6.69 sq.m)

Toilet

Store 140 sq.ft (13.00 sq.m)

Kitchen 69 sq.ft (6.41 sq.m)

Total Floor Area 1,143 sq.ft (106.18 sq.m)

## Services

Main water, electricity and drainage are believed to be connected

## Tenure

The property is available by way of a new 3 year lease on effective full repairing and insuring terms.

## 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.

## Legal Costs

The incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease at a cost of £750 plus VAT plus Surveyors fees of £750 plus VAT.

## Rating

The VOA website advises the rateable value for 2024/25 is £6000. 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 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.

## EPC

Energy Performance Certificate number and rating is E

## 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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