

butters john bee^{bjb} commercial



74 High Street

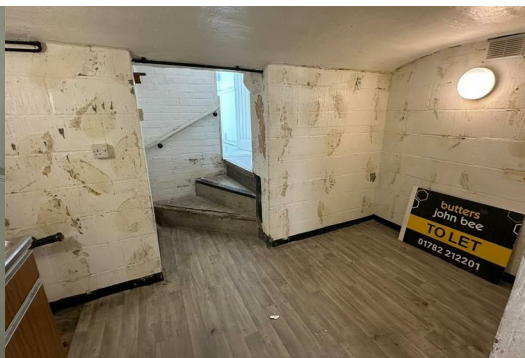
Cheadle, Stoke-on-Trent, ST10 1AJ

£7,200 Per Annum



600.00 sq ft

Ground floor retail premises occupying a prominent position in Cheadle town centre on High Street. Would suit a variety of uses under Class E including retail, office, cafe. Parking nearby and opposite.



Description

Ground floor retail premises previously used as hair salon and a mini market, this versatile property will suit a variety of uses under Class E seeking high street premises in a town centre location.

There is on street car parking to the front of the property and Cheadle's main pay and display car park is a short walk away. Nearby retailers include Asda, Boots, and B&M.

Accommodation

Front Retail Area: 367 Sq ft (34.09 Sq m)

WC

Lower Ground Floor Staff Room: 68 Sq ft (6.32 Sq m)

Lower Ground Floor Store: 165 Sq ft (15.33 Sq m)

TOTAL NIA: 600 Sq ft (55.74 Sq m)

Services

Mains water and electricity are available subject to any reconnection which may be necessary.

Rating

**** ZERO RATES APPLICABLE ****

The VOA website advises the rateable value from April 2026 is £4,700 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

Leasehold on new terms to be agreed.

EPC

Energy Performance Certificate number and rating is 75 - C

VAT

VAT is NOT applicable.

Legal Costs

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

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.

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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