



## 247-249 City Road

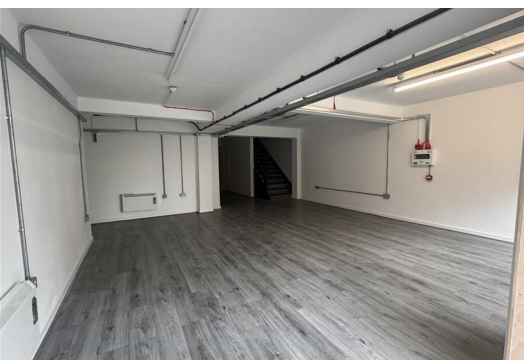
Fenton, Stoke-On-Trent, ST4 2PX

£22,200 Per Annum



4307.00 sq ft

A spacious and modern two storey retail property with car park to the rear on one of the main roads within the city. The property has previously been used by a signwriting company and has several spacious rooms on the ground and first floor, along with a rear workshop having vehicle access and roller shutter door onto the carpark. The property has been renovated within the last 10 years and well maintained and would suit a variety of uses (stpp)



## Location

The property is situated on City Road (A5007) which gives access to the A500 and A50, both major roads throughout the city.

## Accommodation

### Ground Floor

Retail : 902 sq ft (83.79 sq m)

Side room : 408 sq ft (37.68 sq m)

Kitchen : 272 sq ft (25.23 sq m)

Plant room : 38 sq ft (3.57 sq m)

w.c.

Rear room : 360 sq ft (33.46 sq m)

Workshop / garage : 394 sq ft (36.60 sq m)

### First Floor

Room 1 : 244 sq ft (22.65 sq m) inc stairs

Open plan room 2 : 1,359 sq ft (126.25 sq m)

Side room : 217 sq ft (20.13 sq m)

2 x w.c.

Rear room with fire escape : 113 sq ft (10.47 sq m)

Total : 4,307 sq ft (399.83 sq m)

Outside - secure rear carpark.

## 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.

## Rating

The VOA website advises the rateable value for 2024/25 is £8,800. 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 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 - Leasehold

Leasehold - on a new full repairing and insuring lease with terms to be agreed.

## EPC

Energy Performance Certificate number and rating is 51 C

## VAT

We have been advised that VAT is not applicable.

## 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.

## 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.

## Legal Costs - Letting

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

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com) [www.buttersjohnbee.com](http://www.buttersjohnbee.com)