



40 The Boulevard  
Tunstall, Stoke-on-Trent, ST6 6DP

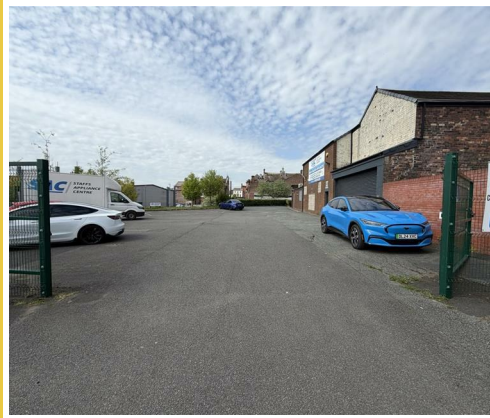
Asking Price £395,000

9025.00 sq ft



# 40 The Boulevard

## Tunstall, Stoke-on-Trent, ST6 6DP



### Description

The premises comprise an L shaped single storey steel framed showroom area with glazed frontage, beneath a pitched steel clad roof with interconnecting showroom and warehouse space to the rear. A two storey traditional brick building provides workshops and stores at ground floor level with stores at first floor level incorporating an area cut out for fork lift loading. The property has undergone refurbishment which included a new roof (in parts) new glazing, electrics and a comprehensive internal fitout.

Please note: Whilst the property has the sole use of the car park to the side (with secure gated access) it does not belong to the property. The area outlined in red on the attached plan is the area available, the car park is believed to fall under the ownership of Alexandra Business Park.

### Location

The premises are located on the corner of The Boulevard at the junction with Scotia Road on the immediate edge of Tunstall town centre and adjacent Alexandra Retail Park being the towns main shopping location with occupiers including Costa Coffee, Carphone Warehouse, Boots the Chemist, Card Factory and Home Bargains.

There is access to the north to the A500 'D' road (1.4 miles) via Reginald Mitchell Way and the A527.

### Accommodation

The accommodation consists of ground floor showroom, Kitchen, WC, side entrance leading to additional showroom with warehouses and loading bay to the side with access via single roller shutter door.

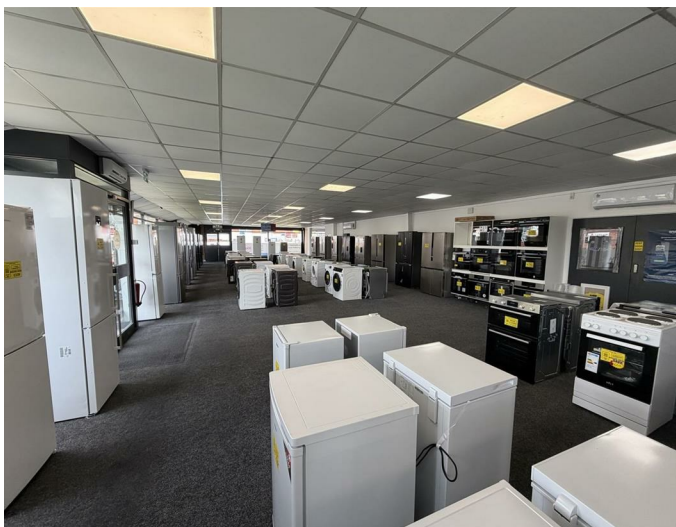
On the first floor there are three rooms suitable at present for storage although they could be converted to offices or additional showroom space. There is vehicular access to the Property off Wardle Street where the property has the right of use of fourteen spaces

Showrooms: 330 sq m (3,554 sq ft)  
Workshop & stores: 314 sq m (3,376 sq ft)  
Kitchen: 13 Sq m (144 sq ft)  
First floor offices: 68 Sq m (730 sq ft)  
First floor stores: 113 sq m (1,221 sq ft)

Total gross internal area: 838 sq m (9,025 sq ft)

### Services

All mains services are available subject to any reconnection which may be necessary. The property has a single phase electrical supply.



## Planning

Bjb recommend that potential purchasers 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 from the 1st April 2026 is £17,000 and £14,500 under two separate entries as the current occupier decided to split the assessment to benefit from discounts. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p 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 with vacant possession. The premise is shown on the attached plan edged red which has right of use of the car park edged blue.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

## VAT

The property is not VAT elected. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.

## 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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

## Energy Performance Certificate

Rating C 53

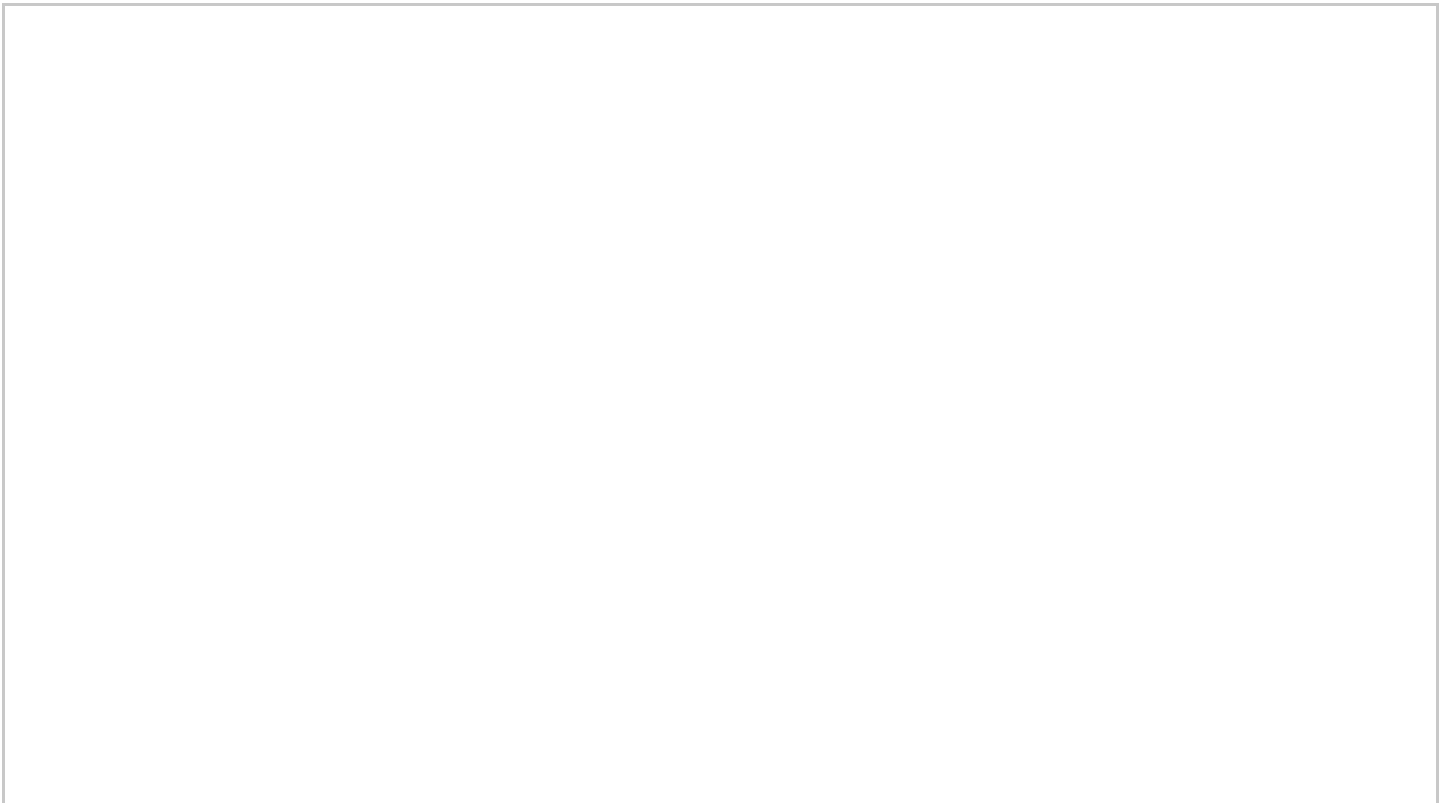
## Viewing

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.





## Floor Plan



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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