butters john bee bjb
commercial



507 King Street

Longton, Stoke-On-Trent, ST3 1HD

RICS Regulated by RICS

537.00 sq ft

Offers Over £60,000

A two storey property on one of the main roads within Stoke-on-Trent. The property has undergone some refurbishment with double glazed windows and plastering throughout and benefits from an enclosed rear yard/garden area.







Location
The property is located on King Street A5007 between Longton and the roundabout with A50, giving access into Fenton & Hanley. The A50 and subsequently A500 are accessed from this roundabout, with the A500 giving access to the majority of the Stoke-on-Trent towns and further towards M6 J15 and Crewe.

Accommodation
Ground Floor
Retail : 266 sq ft (24.68 sq m)
Rear porch area : 38 sq ft (3.57 sq m)

First Floor
Front Room : 132 sq ft (12.23 sq m)
Rear Room : 101 sq ft (9.37 sq m)

Outside rear yard

Total : 537 sq ft (49.85 sq m)

Services
All mains services are available subject to any reconnection which may be necessary. Please note there is no gas supply to this premises.

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 April 2023 to present is £1,450. The standard non-domestic business rates multiplier is 55.5p. 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 - Freehold
Freehold with vacant possession.

EPC
Energy Performance Certificate number and rating is 21 F.

VAT
VAT is to be confirmed.
Please enquire with the agent if vat is applicable or not on this premises.

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.

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.