

butters john bee^{bjb} commercial



35 Weston Road
Stafford, ST16 3RL

£12,000 Per Annum



687.00 sq ft

Prominent ground floor shop premises situated on Weston Road in Stafford. The property would suit a variety of uses (STPP) including a cafe, shop or walk-in office. A new shop frontage will be installed and incentives are available subject to the status of the ingoing Tenant,



Description

Ground floor retail unit with display window and door to front leading to sales area with ancillary/store to the rear of the property. On street parking is available for customers immediately in front of the premises.

The property is suitable for a range of uses include Coffee Shop/Cafe, retail sales or a walk-in office. No hot food takeaway use, barbers or mini markets.

Location

The property is located on Weston Road in Stafford with nearby occupiers including The Co-Op, Post Office and Pizza Hut Delivery, Sat Nav users should use postcode ST16 3RL.

Accommodation

Retail: 537 Sq ft (49.89 Sq m)

WC

Rear Ancillary: 150 Sq ft (13.94 Sq m)

TOTAL NIA: 687 Sq ft (63.82 Sq m)

Services

All mains services are available subject to any reconnection which may be necessary.

Rating

*** ZERO BUSINESS RATES APPLICABLE ***

The VOA website advises the rateable value for 2025/26 is £6,400. 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 - Leasehold

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

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.

EPC

Energy Performance Certificate number and rating is C-65

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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