



## Church View The Avenue

Kidsgrove, Stoke-on-Trent, ST7 1AE

£16,000 Per Annum

A former church premises and car park which has most recently been used as Solicitors office premises, but would suit a variety of uses under Class E.



1622.00 sq ft



## Location

The property is located on the traffic light junction at the corner of The Avenue and Liverpool Road, within the heart of Kidsgrove. There are several local car parks a short distance away along with B&M store and smaller traders. Kidsgrove is approx 3 miles from A500 which gives access to Crewe and J16 of the M6 in one direction and the Stoke-on-Trent towns and J15 of the M6 in the other direction.

## Accommodation

Entrance Porch : 70 sq ft (6.52 sq m) inc w.c.  
Reception : 220 sq ft (20.42 sq m)  
Meeting Room 1 : 87 sq ft (9.05 sq m)  
Meeting Room 2 : 103 sq ft (9.58 sq m)  
Main Open Plan Office : 684 sq ft (63.55 sq m)  
Store : 102 sq ft (9.45 sq m)  
Store : 242 sq ft (22.45 sq m)  
Kitchen : 104 sq ft (9.64 sq m)

Total : 1,622 sq ft (150.66 sq m)

## 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 from April 2026 is £11,000. 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 full repairing and insuring lease with terms to be agreed.

## EPC

Energy Performance Certificate number and rating is 120 E

## 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.

## 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.

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