



22 High Street

, Cheadle, ST10 1AF

£6,500 Per Annum

8 MONTHS RENT FREE!

Retail premises situated on the High Street of Cheadle Town Centre.

The premises comprises of ground floor sales area with ancillary storage area to rear. The first floor has been sub-divided into three rooms incorporating store, kitchen and separate w.c.



1122.00 sq ft



Location

The property is centrally located on the High Street forming part of a parade of shops close to the main public car park and having limited short stay options immediately in front.

Accommodation

Ground Floor:

Retail: 322 SQ FT

Further Retail: 258 SQ FT

First Floor:

Storage: 462 SQ FT

Staff Room: 80 SQ FT

Toilets

(Measurements taken from VOA website)

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 £8,100 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 upto100% 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.

The lease is to be excluded from the Landlord & Tenant Act 1954.

EPC

Energy Performance Certificate number and rating is E

VAT

We have been advised there is no VAT 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.

Summary of Costs

Rent: Year One: £6,500 (less 8 months rent free) - payable £2,166 followed by £6,500 in year two and £8,000 in year three.

Deposit: To be negotiated

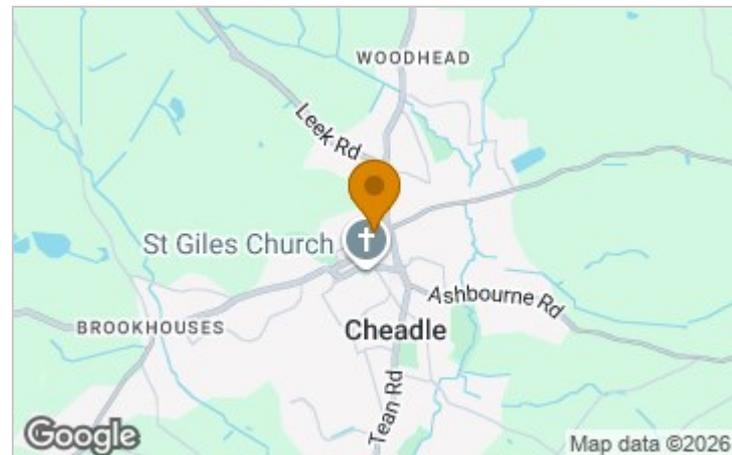
Credit check: £85-£100

Legal costs: Ask agent

Buildings Insurance: Approximately £640 per annum subject to review.

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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