butters john bee bjb
commercial

79 Stafford Street

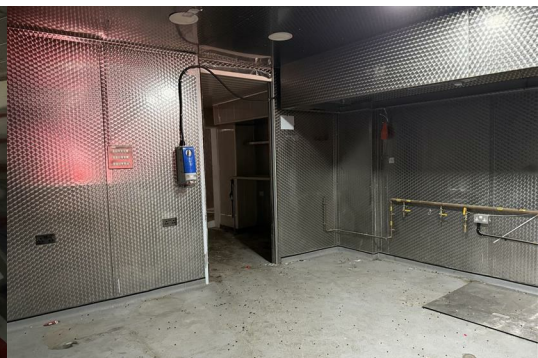
Hanley, Stoke-On-Trent, ST1 1LW

RICS Regulated by RICS

1166.00 sq ft

£10,000 Per Annum

A ground floor retail unit, formerly used as a convenience store, available within Hanley town centre. The property benefits from electric roller shutters to the front, and there are upper floors that are currently not accessible but if required and the ingoing tenant is willing to replace the access, they can be included.



Location
Stafford Street, Hanley occupies a prominent and well-connected position close to the heart of Hanley town centre. The location benefits from excellent accessibility, strong transport links and a wide range of nearby retail, leisure and commercial amenities. With its central location and established commercial setting, Stafford Street provides an attractive opportunity for occupiers, investors and businesses seeking a well-positioned property within Stoke-on-Trent.

Accommodation
Ground Floor
Retail : 744 sq ft (69.09 sq m)
Middle Room : 223 sq ft (20.70 sq m)
Rear Room : 139 sq ft (12.91 sq m)
W.C. & Shower
Store Room : 60 sq ft (5.55 sq m)

Total : 1,166 sq ft (108.25 sq m)

Please note - There are upper floors available however the access is unsafe therefore anyone wishing to include these as part of the lease would need to replace the access.

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 the 1st April 2026 is £11,250. 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 - Leasehold
Leasehold - on a new full repairing and insuring lease with terms to be agreed.

EPC
Energy Performance Certificate number and rating is TBC

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.

PLEASE NOTE DUE TO HEALTH & SAFETY VIEWERS ARE NOT PERMITTED ON THE UPPER FLOORS.

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.