



112 Birches Head Road

Stoke-On-Trent, ST1 6LJ

£7,800 Per Annum



567.00 sq ft

A ground floor retail unit situated on a main road location within a mainly residential area. Local amenities are Public house, convenience store and bowling green. The property is in need of some refurbishment and the first month will be offered rent free. The landlords will not accept Vape shops or Convenience stores.



Location

The property is located on Birches Head Road in Birches Head on the outskirts of Hanley town centre, off Town Road. The property is situated opposite the Bowling Green near to the Birches Head Pub.

Accommodation

Retail : 428 sq ft (39.77 sq m)

Kitchenette

Rear area : 139 sq ft (12.93 sq m) with rear fire door

W.C.

Total : 567 sq ft (52.70 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 for 2024/25 is £6,300. 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.

A deposit equal to 3 months rent will be required on commencement of the lease.

EPC

Energy Performance Certificate number and rating is 67 C

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.

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.

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