

# butters john bee<sup>bjb</sup> commercial

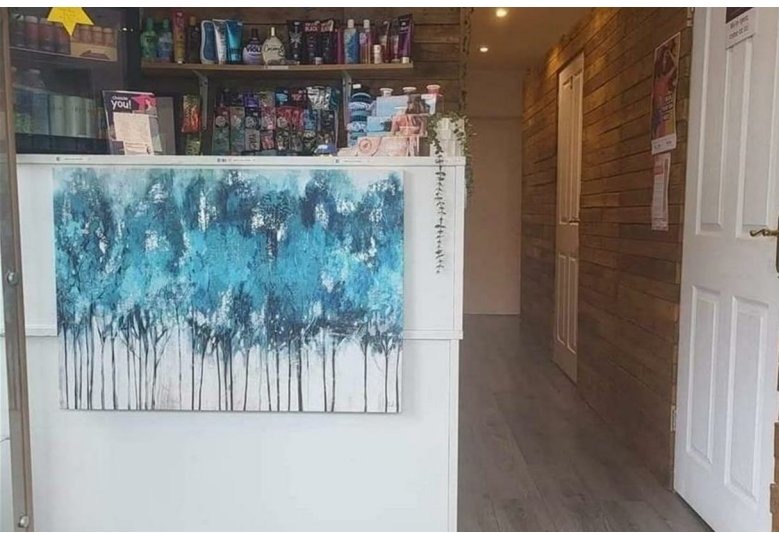


45 Wimborne Avenue

Blurton, Stoke-on-Trent, ST3 3LS

551.00 sq ft

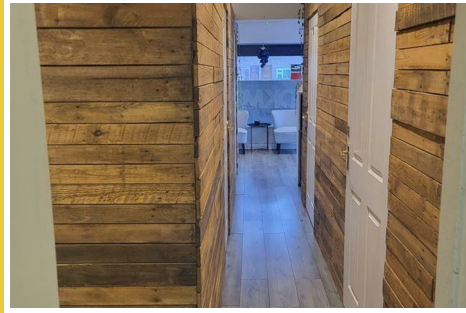
£6,000 Per Annum



# 45 Wimborne Avenue

Blurton, Stoke-on-Trent, ST3 3LS

£6,000 Per Annum



## Description

The property comprises a ground floor lock-up shop unit with entrance door and large display windows. The building is of brick construction with part flat roof under a number of first floor flats. An entrance door leads into the main shop area with concrete floor, painted walls and ceiling. A door leads to a rear kitchen with lino floor, part tiled part painted walls and painted ceiling. From the kitchen, a further door leads to a shared rear yard area. There is also a toilet.

The property has the benefit of roller shutter door and window shutters as well as gas fired central heating.

Updated property photos to be added

## Location

The property is located on Wimborne Avenue within the centre of the Newstead housing estate. There is access onto Barlaston Road and the A5035 which provides a direct link from Blurton and Longton through to Trentham. The property is within a parade of other shops including a general stores, hairdresser and McColl's supermarket and Post Office.

## Accommodation

Main Shop Area 434 sq.ft (40.31 sq.m)

Kitchen 117 sq.ft (10.86 sq.m)

Toilet

## Services

We believe all mains services are connected

## Tenure

The property is available by way of a new lease on terms to be agreed. A service charge will be levied to cover maintenance of common areas.

## Rating

The VOA website advises the rateable value for 2024/25 is £4,850. 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 upto 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.

## 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.

## 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**

The ingoing tenant is responsible for the landlord's legal costs of £1,000 plus VAT and surveyors fees of £1,000 plus VAT 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.

### **VAT**

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

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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