



6a Seaford Street

Shelton, Stoke-on-Trent, ST4 2EU

£10,500 Per Annum



573.00 sq ft

A ground floor retail unit, office and workshop. The property may suit different uses subject to obtaining relevant planning permission.



Description

A ground floor property located within Shelton which comprises retail / office rooms with warehouse / storage to the rear.

The ground floor is available as a whole or the client will consider renting the warehouse space separately.

Location

Seaford Street is situated off Stoke Road (A5006) within the heart of Shelton. The area is mainly student accommodation with University, Train Station and A500 a few minutes away.

Accommodation

Front Office / Retail : 276 sq ft (25.68 sq m)

Office 2 : 147 sq ft (13.67 sq m)

Office 3 : 71.58 sq ft (6.65 sq m)

Office 4 : 44 sq ft (4.12 sq m)

Kitchen : 33 sq ft (3.11 sq m)

Toilet

Warehouse / storage : 639 sq ft (59.42 sq m)

Additional warehouse space : 244 sq ft (22.70 sq m)

Total : 1,457 sq ft (135.35 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 the retail and offices for 2020/21 is £3,050. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. 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.

Tenure

Leasehold - On new terms to be agreed.

Rent

Combined rent for whole of ground floor : £10,500 per annum

Retail / Offices : £5,500 per annum

Warehouse / storage : £5,000 per annum

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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

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 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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