



6 Heathcote Road

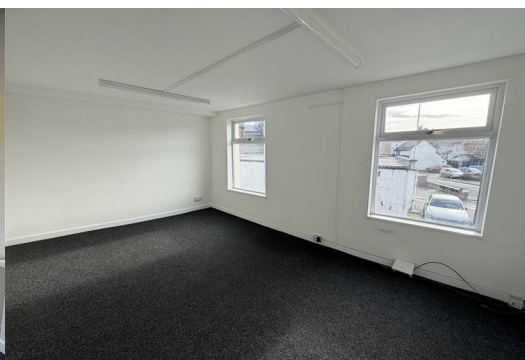
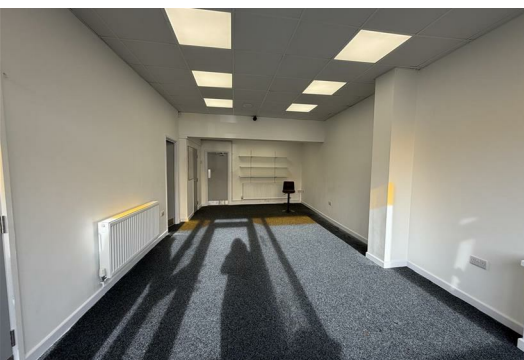
Longton, Stoke-on-Trent, ST3 2JR

£11,000 Per Annum



877.00 sq ft

A two storey refurbished and well maintained retail / office premises within walking distance of Longton town centre. The property benefits from 2 staff parking spaces to the rear, electric shutters to the front and side door, with a manual shutter to the other side window. The property benefits from gas central heating and an alarm system.



Location

Heathcote Road runs between Uttoxeter Road and The Strand, into Longton Town Centre. Matalan and Sports direct are located on one side of the road and Tesco Superstore is a short distance behind this property. Access to the A50 is provided at the Foley Road Interchange or Trentham Road Interchange. The A50 gives access to A500 which runs between J15 and J16 of the M6 motorway, and provides access to the other towns within the Stoke-on-Trent catchment. In the other direction the A50 heads to Uttoxeter and Derby.

Accommodation

Ground Floor

Retail : 386 sq ft (35.82 sq m)

Boiler room / store : 21 sq ft (1.95 sq m)

Rear room : 121 sq ft (11.22 sq m)

First Floor

Front room : 180 sq ft (16.74 sq m)

Middle room : 89 sq ft (8.31 sq m)

Kitchen : 80 sq ft (7.43 sq m)

Male & Female W.C.

Total : 877 sq ft

Outside there are currently 2 staff parking spaces to the rear which are by way of an informal agreement only, and will not form part of the lease.

Bin Share

There is a bin share option available with the adjoining premises and their commercial bin to the rear at £60 pcm if required.

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 2025/26 is £4,600. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p 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 125 E

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.