butters john bee bjb
commercial



First Floor Room 42-44 Tontine Street

240.00 sq ft

Hanley, Stoke-on-Trent, ST1 1LY

£5,200 Per Annum

A first floor office being offered on an inclusive rent of £100 per week which includes electric, business rates, water, and shared staff room and toilet facilities. The property benefits from double glazed windows and has electric heater with secure keypad access. Opening hours need to coincide with Barbers opening hours.





Location
The property is located on Tontine Street above Barnet barbers, next door to William Hill bookmakers, on the main route from the bus station to the town centre.

Accommodation
Access via the entrance to the barbers, ground floor staffroom
Stairs to first floor with shared toilet facilities
Room : 240 sq ft (22.32 sq m)

Services
The electric is included with the rent. Limited broadband is available however if prospective tenants wish to have their own broadband installed the landlords have no objections (within reason).

Opening Hours
Access to the first floor is available Monday to Saturday 9am until 6pm (7pm on Thursday).

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 £9,800. 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.

Deposit
A deposit of £500 is payable at commencement of the lease and is refunded at the end provided rent is up to date.

EPC
Energy Performance Certificate number and rating is TBC, the previous EPC was 77D which expired 8th June 2021.

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.