



## Unit 2 Anchor Road

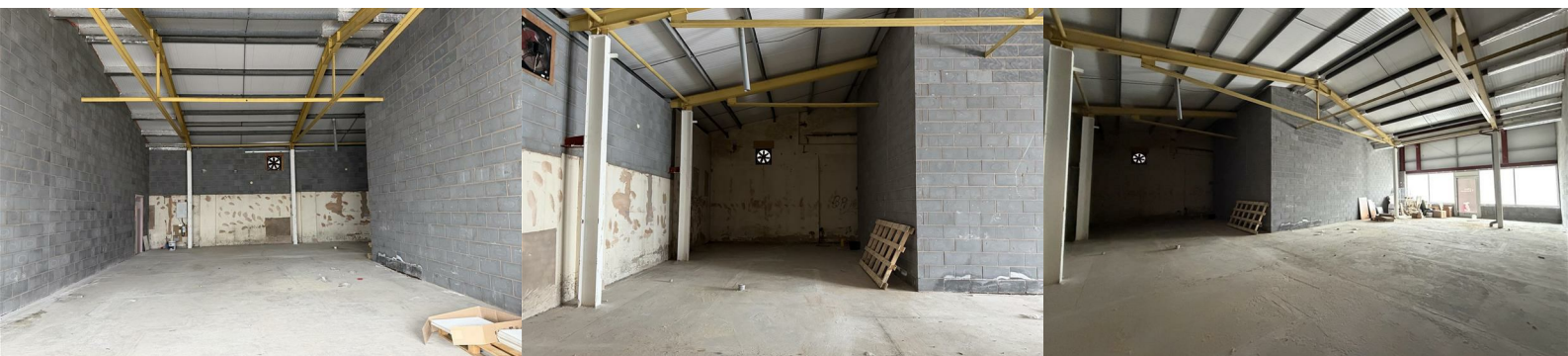
Longton, Stoke-On-Trent, ST3 5EP

£25,000 Per Annum



1748.00 sq ft

A ground floor retail unit within a parade of shops located on Anchor Road with the benefit of parking. The property has historically been used as a vets but is now a shell specification suitable for any type of business and refit (subject to planning and owners approval).



## Location

Anchor Road runs from Market Street, in Longton town centre, at the bottom to the roundabout at the junction of Dividy Road and Park Hall Road, at the top. Market Street leads onto King Street which then gives access to Fenton, Hanley and the A500 giving access to the majority of the Stoke-on-Trent towns, and which runs between J15 and J16 of the M6.

## Accommodation

Retail : 1,748 sq ft (162.43 sq m) with fire door to the side  
Height 4.10 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 from the 1st April 2026 is TBC. 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.

## EPC

Energy Performance Certificate number and rating is TBC

## 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.

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