butters john bee bjb
commercial



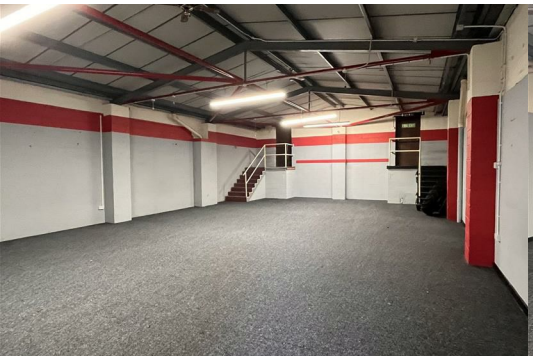
Unit 8 Cheadle Shopping Centre

1472.00 sq ft

Cheadle, Stoke-on-Trent, ST10 1UT

Asking Price £115,000

A town centre retail warehouse of steel portal framed construction, fronting the town centre public car park. The unit has a service door access with external roller shutter and fire escape access to the rear. Suitable for a variety of uses with strip lighting, ceiling fans and 3.2m clearance height.







Description
A unique opportunity to purchase an industrial unit within Cheadle Town Centre fronting onto a public carpark and surrounded by local retailers and businesses. The property has previously been used as a gym and benefits from pedestrian roller shutter door, office, changing room and toilet, although these are partition walls and could be removed.

Location
The building fronts onto public pay and display carpark with Iceland and B&M along with other retailers such as Wardle Travel, Post Office, Sandwich shop and nearby walkway through to Cheadle High Street (A521).

Accommodation
Roller shutter door into vestibule
Office : 81 sq ft (7.53 sq m)
Changing Room : 47 sq ft (4.34 sq m)
Gym Area : 1,344 sq ft (124.89 sq m)
W.C

Total : 1,472 sq ft (136.76 sq m)

Services
Electric and water mains services are available subject to any reconnection which may be necessary. There is no gas at the premises.

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 £9,100. 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 - Freehold
Freehold with vacant possession.

EPC
Energy Performance Certificate number and rating is 114 E

VAT
To be confirmed

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.

Legal Costs - Sale
Each party is responsible for their own legal costs in respect of the sale of this premises.

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.

Photographs
Please note the photographs on this brochure are from 2023 and new photographs are due to be taken November 2026.

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.