

**INCENTIVES  
AVAILABLE**



**498 Hartshill Road**

Hartshill, Stoke-On-Trent, ST4 6AD

£7,200 Per Annum



**460.00 sq ft**

A well presented ground floor retail unit on the main road within the popular village of Hartshill. The property is currently set up as two ground floor areas however it is only separated by a partition wall, which could be removed to make a larger open plan space. The property would suit a variety of uses.



## Location

The property is situated on Hartshill Road (A52) near the junction with Victoria Street. The property is a short drive from Newcastle town centre, the A500 and Stoke town centre.

## Accommodation

Entrance / display area : 71 sq ft (6.60 sq m)

Front Retail : 187 sq ft (17.35 sq m)

Rear Retail : 147 sq ft (13.66 sq m)

Kitchen : 55 sq ft (5.08 sq m)

W.C.

Total : 460 sq ft (42.69 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 2025/26 is £3,350. 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 TBC. The former epc was 63 C which has now expired.

## 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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