

butters john bee^{bjb} commercial



45 Weston Road

Meir, Stoke-on-Trent, ST3 6AB

£6,000 (From) Per Annum



1019.00 sq ft

Two storey mixed use property with ground floor retail unit formerly used as a convenience store and benefitting from a 3 bed first floor flat, situated on a main road location. The property also has a rear garden with 1 staff parking space and there is a public pay & display car park nearby.



Location

The property is situated on Weston Road (A520) near to the roundabout with A50, close to Meir Health Centre and other local retailers such as butchers, co-op store and local fast food retailers.

Accommodation

Ground floor

Retail Area : 374 sq ft (34.74 sq m)

Hallway

Lounge : 71 sq ft (6.64 sq m)

Kitchen : 95 sq ft (8.86 sq m)

First Floor

Front Bedroom: 212 sq ft (19.65 sq m)

Box Room: 50 sq ft (4.65 sq m)

Middle Bedroom: 150 sq ft (13.95 sq m)

Rear Bedroom: 67 sq ft (6.19 sq m)

Bathroom

There is a rear yard with parking space.

Please note the photographs have been taken in 2024 although we understand the property is still in similar condition.

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 1st April 2026 is £6,000. 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. The landlord is ideally seeking a minimum 3 year lease and offering a discounted rent in year 1.

Year 1 at £6,000 pa, Years 2 & 3 at £9,000 pa.

EPC

Energy Performance Certificate number and rating is 100 D

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.

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