

butters john bee ^{bjb} commercial



168 High Street

Tunstall, Stoke-On-Trent, ST6 5TT

Asking Price £49,950



313.00 sq ft

A ground floor retail premises located on Tunstall High Street, within walking distance of Tower Square and Tunstall Market, and with a bus route outside. The property comprises a retail area, storage, rear room, kitchen & w.c.



Location

The property is situated towards the top of Tunstall High Street and the roundabout with A50, and is within walking distance from Tower Square and Tunstall Market.

Accommodation

Ground Floor

Retail : 186 sq ft (17.32 sq m)

Storage : 18 sq ft (1.71 sq m)

Rear room : 75 sq ft (6.93 sq m)

Kitchen & w.c. : 34 sq ft (3.15 sq m)

313 sq ft (29.11 sq m)

Please note this property is ground floor only.

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 April 2026 is £3,500. 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 - Freehold

Freehold with vacant possession.

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.

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.

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