



42 Gaol Road, Stafford, ST16 3AR

£15,000 Per Annum

1178.00 sq ft



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Description

A ground floor shop premises with full height display windows to the front and side. The property has a spacious sales area off which are stores, a kitchen, two customer WCs and a basement. The layout, configuration and location of the premises will suit a Cafe, Restaurant or Shop.

Location

The property is located on Gaol Road in Stafford within a commercial area of the town. Viewers should use post code ST16 3AR and park to the rear of the property opposite General Traffic.

Accommodation

GROUND FLOOR

1,178 Sq ft (109.44 Sq m)

Comprising of sales, kitchen, stores and two WCs

BASEMENT

425 Sq ft (39.48 Sq m)

Services

The property has air conditioning/heating (not tested).

Mains Electric and Water are available subject to any reconnection which may be necessary.

Electric is to be charged to the Tenant via a Sub-Meter from the Landlords main supply.

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

**** ZERO BUSINESS RATES APPLICABLE FOR SMALL BUSINESSES ****

The VOA website advises the rateable value for 2024/25 is £10,000 The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% 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

A new lease for a preferred term of 3 years or more. Tenant break options may be considered subject to the proposed use and status of the Tenant.

Credit Check

On agreed terms the incoming 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 incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease at £450+VAT.

EPC

The property has an EPC rating of C (64).

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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

VAT

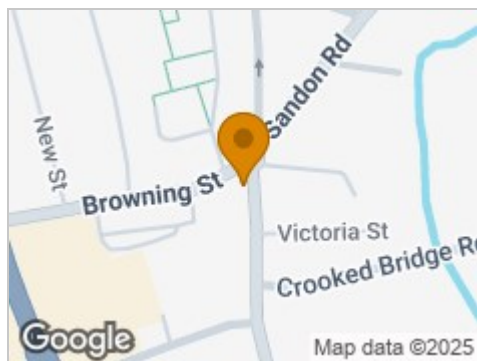
We have been advised Vat is NOT applicable to this property.

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.



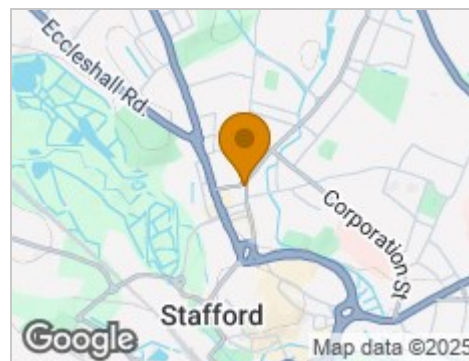
Road Map



Hybrid Map



Terrain Map



Floor Plan

Sorry, Floor Plans are not available for this property

butters john bee ^{bjb}
commercial

Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.