

# butters john bee<sup>bjb</sup> commercial



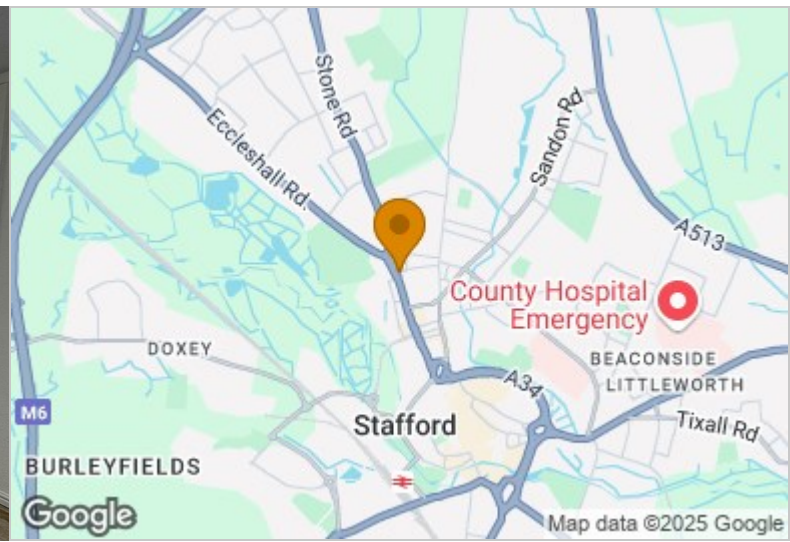
4 Stone Road, Stafford, ST16 2RQ



383.00 sq ft

£7,200 Per Annum

Ground floor retail premises with on-street parking immediately in front. This prominent property will appeal to a range of businesses. The property has benefitted from some refurbishment and is being offered 'as viewed' to potential Tenants.



## Location

The property is located on Stone Road close adjacent to The Wagon and Horses Public House and close to Greyfriars retail park where there are a number of retailers including Farm Foods, Dunelm and The Range.

## Accommodation

### GROUND FLOOR

Retail Area: 192 Sq ft (17.84 Sq m)

Store cupboard: 28 Sq ft (2.60 Sq m)

Staff Area/Stores: 163 Sq ft (15.14 Sq m)

WC

## Services

Electric and Water are connected. Gas is available nearby but the property has no meter or connection.

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

\*\*\* ZERO RATES APPLICABLE \*\*\*

The VOA website advises the rateable value for 2024/25 is £3,800. 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 upto 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.

## EPC

Energy Performance Certificate number and rating is TBC

The EPC has been completed and awaiting registration, we have been advised by the assessor that it is within the acceptable range.

## 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.

## Tenure - Leasehold

A new lease for a preferred term of 3 years or more. Incentives available, subject to lease term and status of the Tenant.

Rent: £600 pcm / £7,200 pa

Deposit: Ranges between £600 and £1000 depending upon status of the Tenant.

## Legal Costs - Letting

The incoming tenant will pay a contribution of £395+VAT towards the preparation of the Lease.

## 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.

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