



106 Birches Head Road

Birches Head, Stoke-on-Trent, ST1 6LJ

£10,800 Per Annum

1072.00 sq ft



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Description

An end terrace retail premises situated on Birches Head Road in a prominent position with living accommodation above. The property benefits from having a garage to the rear and our client is happy with Hot Food / Takeaway use (STPP). Please note uses for convenience store and grocers will not be considered.

Accommodation

Ground Floor

Retail : 445 sq ft (41.34 sq m)
Kitchen : 122 sq ft (11.33 sq m)
W.C

First Floor

Living room : 227 sq ft (21.09 sq m)
Bedroom : 150 sq ft (13.93 sq m)
Bathroom : 128 sq ft (11.89 sq m)

TOTAL NIA: 1,072 Sq ft (99.59 Sq m)
Outside : rear yard with garage

Services

All mains services are available subject to any reconnection which may be necessary. The property benefits from gas central heating.

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 ***

The VOA website advises the rateable value for 2024/25 is £5,100. 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 on a new full repairing and insuring lease for a term to be agreed.

EPC

Energy Performance Certificate number and rating is D (79)

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.

VAT

VAT is NOT applicable to this property.

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

The incoming tenant is to contribute £450+VAT towards the cost of drafting 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.



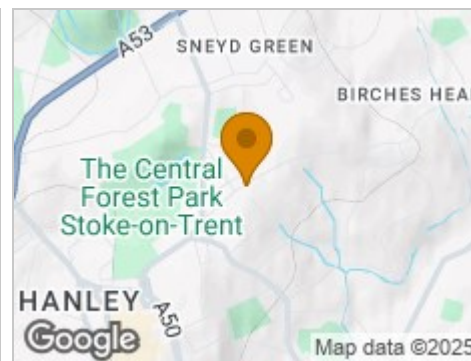
Road Map



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.

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