



**3 The Strand, Longton,  
Stoke-on-Trent, ST3 2JF**

**445 sq.ft.  
(41.34 sq.m.)**



**£5,500**

Per annum

Ground floor retail unit with first floor storage within Longton Town Centre and directly behind local indoor market and opposite Tesco supermarket car park with good footfall.

**To view: 01782 212201  
[commercial@bjbmail.com](mailto:commercial@bjbmail.com)**



### Description

The property comprises a ground and first floor lock up retail unit with direct access onto The Strand and during market days there is access to Longton Market. There is a pedestrian door from The Strand giving access to the main retail area which has a large display window. There is a door leading directly into the Market and also a display window. The property is ideal for a number of uses and has timber boarded flooring, papered walls and painted ceiling. A staircase leads to the first floor which provides office/storage area and has a lino floor, painted walls and part suspended ceiling/part timber boarded painted ceiling.

### Location

The property is located in Longton Town Centre, one of the six towns which make up the Stoke-on-Trent conurbation and is located to the south. Longton is a busy Town Centre and has a large residential population close by with some 90,000 people within a 10 minute drive of the Town Centre.

The property faces directly onto The Strand, one of the busiest thoroughfares through the Town and also gives access to Tesco and other retail units including Argos, Next and Matalan.

### Accommodation

Ground Floor Area 235 sq.ft. (21.83 sq.m.)  
 First Floor 210 sq.ft. (19.50 sq.m.)  
 Total Floor Area 445 sq.ft. (41.34 sq.m.)

### Services

Mains water and electricity are believed to be connected but have not been tested.

### 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 Rateable Value is £4,700. The standard non-domestic business rates multiplier is 47.9p. The small business multiplier is 46.6p up to a rateable value of £51,000. The Small Business Rate Relief will increase to 100% for businesses 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.

### 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 responsible for the landlord's legal costs in connection with the preparation of the lease at a cost of £250 plus VAT.

### Viewing

Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent, ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00 - 5.30pm, Monday to Friday.

### Contact

For all enquiries other than viewings please contact:  
 Richard Day Bsc (Hons) MRICS  
 Email: richardday@bjbmail.com



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#### IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.