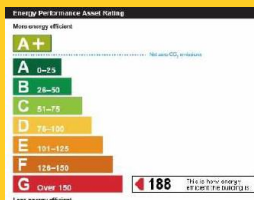




7-10 Woodberry Close, Trentvale, Stoke-on-Trent, ST4 5LU

**1,143 sq.ft.
(106.18
sq.m.)**



£6,000

Per annum

A double unit located in a prominent location within a large residential area. Suitable for a number of uses, subject to gaining the necessary planning permission.

To view: 01782 212201
commercial@bjbmail.com



Description

The property comprises a double unit with two front doors leading into the main retail area. There is an interconnecting door between the two areas with the retail area being carpeted and having painted walls and ceiling. From the main retail area there is a door into a store room, door off to a kitchen and there is also a toilet. From the second area, a door leads into a store room with kitchen off having lino floor, tiled walls and artex ceiling. There is also a further store/toilet.

Location

The property is situated on Woodbury Close, just off Harpfields Road which provides direct access onto the A34 dual carriageway. The A34 gives access into Newcastle-under-Lyme Town Centre and the A500, a major urban expressway through the heart of the North Staffordshire conurbation linking junctions 15 and 16 of the M6 Motorway. There is good access to all the Stoke-on-Trent towns. Woodbury Close is located to the south of the City.

Accommodation

Retail Area 723 sq.ft (67.17 sq.m)

Rear Store 139 sq.ft (12.91 sq.m)

Further Store 72 sq.ft (6.69 sq.m)

Toilet

Store 140 sq.ft (13.00 sq.m)

Kitchen 69 sq.ft (6.41 sq.m)

Total Floor Area 1,143 sq.ft (106.18 sq.m)

Services

Main water, electricity and drainage are believed to be connected

Tenure

The property is available by way of a new 3 year lease on effective full repairing and insuring terms.

Rent £7,000 per annum.

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 to £4,000. The standard non-domestic rating multiplier is 49.3 pence in the pound. The small business non-domestic rating multiplier is 48 pence in the pound, for properties with a rateable value up to £18,000. Bjb recommend parties make their own enquiries into 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.



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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.