



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

**791 sq.ft.  
(73.48 sq.m.)**



**£7,250**

Per annum

Ground floor retail unit with first floor storage or further retail area within Longton Town Centre. 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 also with access to Longton Market. There is a pedestrian door from The Strand providing access into the main retail area which has a large display window. There is also a door leading directly into the Market with large display window to the Market as well as facing the main entrance door from The Strand into the Market.

The property is ideal for a number of uses and has the advantage of access into the Market.

The unit is carpeted with panelled walls and suspended ceiling. Stairs lead to the first floor which provides further retail/storage area with further stairs to a kitchen and stores. The first floor is carpeted and has painted walls and 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 has a large residential population close by with some 90,000 people within a 10 minute drive of the Town Centre.

The property is facing directly on to The Strand, one of the main thoroughfares through the Town and also giving access to Tesco and other retail units including Argos, Next and Matalan. Longton is a busy Town Centre.

**Accommodation**

Ground Floor Area 327 sq.ft. (30.37 sq.m.)

Store 32 sq.ft. (2.97 sq.m.)

First Floor 290 sq.ft. (26.94 sq.m.)

Kitchen 142 sq.ft. (13.19 sq.m.)

Store 31 sq.ft. (2.87 sq.m.)

Total Floor Area 781 sq.ft. (73.48 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 VOA website advises the rateable value for 2017/18 is £6,100. 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.

**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.

**Credit Check**

On agreed terms the ingoing 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 ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

**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.